

**CITY OF KEWAUNEE
PLAN COMMISSION MEETING MINUTES
June 27, 2024**

1. Call to Order/Roll Call.

Chairperson Laura Gerold called the meeting to order at 6:30 pm. Members present, John Blaha, Claude Stangel, Jeff Welhouse, John Mastalir and Chris Holterman. Members absent, Cindy Tang.

2. Approval of Minutes – May 23, 2024 meeting.

John Blaha motioned to approve the minutes as presented. Claude Stangel seconded the motion. Motion carried unanimously.

3. Public Comment/Communications.

Bob Mach, 2260 Salscheider, Green Bay WI addressed the commissioners regarding the proposed laundromat and car wash on the corner of Center Street and Sixth Street. He wanted to share what they have in mind for the project.

4. Public Hearing

Public meeting called to order at 6:33 pm

- a. City of Kewaunee, Various Zoning Text Amendments. The City of Kewaunee is requesting review and a recommendation on a set of three amendments to Chapter 94 (Zoning) of the City of Kewaunee Municipal Code for the following: (A) A proposed amendment to Sec. 94-16.(d) to add a new subsection (6) campground as a new conditional use allowed in the B-3 Highway Business District; (B) A proposed amendment repealing Sec. 94-317, which provided a three-fourths vote requirement for rezoning applications protested by neighboring properties, a repeal in compliance with 2023 Wisconsin Act 16; and (C) A proposed amendment to Sec. 94-385.(c)(2) to permit murals to include some identifying messaging for the business on which the mural is affixed.

John Blaha motioned to **(A) amendment to Sec. 94-16.(d) to add a new subsection (6) campground as a new conditional use allowed in the B-3 Highway Business District; (B) amendment repealing Sec. 94-317, which provided a three-fourths vote requirement for rezoning applications protested by neighboring properties, a repeal in compliance with 2023 Wisconsin Act 16; and (C) amendment to Sec. 94-385.(c)(2) to permit murals to include some identifying messaging for the business on which the mural is affixed.** John Mastalir seconded the motion. Motion carried unanimously.

Public meeting Adjourned at 6:42 pm

Public meeting called to order at 6:43 pm

- b. City of Kewaunee, Planned Development District Zoning Text Amendment. The City of Kewaunee is requesting a recommendation on a proposed amendment to Chapter 94 (Zoning) of the City of Kewaunee Municipal Code to create a new Sec. 94-26, PDD planned development districts, including purpose and intent, general provisions, minimum standards for creation of PDD districts, modification standards, standards for review, procedures, and amendments.

Chris Holterman motioned to **amendment Chapter 94 (Zoning) of the City of Kewaunee Municipal Code to create a new Sec. 94-26, PDD planned development districts, including purpose and intent, general provisions, minimum standards for creation of PDD districts, modification standards, standards for review, procedures, and amendments.** Jeff Welhouse seconded the motion. Motion carried unanimously.

Public meeting adjourned at 6:45 pm

5. Business Matters

- a. Proposal for Car Wash and Laundromat at TKN 31 241 NE24 31-12. A request to design a car wash and a laundromat on a property zoned B-3 Highway Business.

Hours of operation (6 am to 10 pm) and parking were discussed. Along with a laundromat not being allowed in a B3 zoning district.

Jeff Welhouse motioned to approve a zoning text amendment to B3 to add Laundromat as a conditional use. Chris Holterman seconded the motion. Motion carried unanimously.

b. Other items/inquiries.

Current issues with the Family Dollar were discussed.

6. Adjournment

John Blaha motioned to adjourn the meeting. Claude Stangel seconded the motion. Motion carried unanimously. Meeting adjourned at 7:20 pm.

Respectfully Submitted
Karen Muchowski
Administrative Assistant