

**Village of Kewaskum
Plan Commission
Meeting Minutes**
January 24, 2023, 7:00 PM

The Plan Commission of the Village of Kewaskum, Washington County, Wisconsin met in regular session at the Council Room of the Municipal Building, 204 First Street.

Commissioners Present: Spenner, Hovland, Cook, Laubach, Schickert and Klapper

Absent: Raether

Village Staff Present: Gitter and Butz

Spenner called the meeting of the Plan Commission to order at 7:00 p.m., followed by roll call and a reading of the Affidavit of Posting for the meeting.

Motion by Hovland, seconded by Laubach to approve the November 22, 2022 minutes, voice vote, motion carried.

Spenner opened the public hearing at the request of Darr Derge to rezone the parcel of land located at 1340 Kettle Drive from B-4 General Business and Warehousing to B-2 Community Business. No comment. Motion by Hovland, seconded by Cook to close the public hearing, carried by roll call vote: Cook – aye, Klapper – aye, Schickert – aye, Laubach – aye, Hovland – aye, Spenner – aye (6-0).

Spenner opened the public hearing at the request of Gary Gavin/LLB Entrepreneurs LLC to rezone the portion of parcels of land located at Burr Oak Ct and 1085 Fond du Lac Avenue that are currently zoned RS-1 Residential to RD-1 Two Family Residential. The following residents expressed their concerns for the proposed project and rezone: Randy Klapper, 220 Dream Catcher Drive; Bret Fowler, 250 Dream Catcher Drive; Bill Brockman, 200 Dream Catcher Drive and Dan Gell, 210 Dream Catcher Drive. Gary Gavin provided project information and responded to concerns. Motion by Cook, seconded by Klapper to close the public hearing, carried by roll call vote: Klapper – aye, Schickert – aye, Laubach – aye, Cook – aye, Hovland – aye, Spenner – aye (6-0).

No action taken on the request by Darr Derge to rezone the parcel of land located at 1340 Kettle Drive from B-4 General Business and Warehousing to B-2 Community Business.

Motion by Spenner, seconded by Hovland to recommend approval of request by Gary Gavin/LB Entrepreneurs LLC to rezone the portion of parcels of land located at Burr Oak Ct and 1085 Fond du Lac Avenue that are currently zoned RS-1 Residential to RD-1 Two Family Residential with condition that the Village Board requires the legal instruments to include language that restricts over-flow parking and determination on legality of requiring owner-occupancy, carried by roll call vote: Klapper – nay, Schickert abstained, Laubach – aye, Cook-aye, Hovland – aye, Spenner – aye (4-1-1).

Spenner adjourned the meeting at 7:41 p.m.

Tammy Butz
Assistant Administrator/Clerk

Approved: February 28, 2023