



**VILLAGE OF WAUSAUKEE  
SPECIAL VILLAGE BOARD MEETING  
MONDAY, AUGUST 24, 2020  
WAUSAUKEE VILLAGE HALL  
428 HARRISON AVE**

**6:00 PM**

**MINUTES**

1. Call to Order – President Pat Tracy called the meeting to order at 6:01 pm. Trustees in attendance were Darryll Schmidt, Mack McKim, JoAnn Polomis, Steve Stumbris, and Derrick McGee. Also present were John Lundberg with Point of Beginning, Scott Knowlton and Jon Abent with Westwind Construction, Chad Lahey with Beech Tree, Roger and Barb McClellan, Angela Keyzers, Ruth Jicha, Lisa Tracy, and Shirley Prudhomme with the Peshtigo Times. Village Administrator/Clerk/Treasurer Sara Pullen appeared virtually.
2. Pledge of Allegiance
3. Approval of Agenda – Stumbris made a motion seconded by McGee to approve the agenda as printed. Motion carried.
4. Audience Anyone Wishing to Speak – None.
5. Discuss/Consider – Review the Wausaukee Plan Commission’s recommendation(s) regarding a request for a Conditional Use Permit in the B-2, Highway Commercial Zoning District to accommodate a commercial use describe as a Dollar General development proposal. The proposed use is located at 831 & 903 Main Street, Village of Wausaukee, Wisconsin. The tax parcels described as 191-00570.001 & 191-01021.002, Village of Wausaukee, Marinette County, Wisconsin. Action, if any. – Stumbris made a motion seconded by Schmidt to accept the WPC’s recommendation and conditionally approve the CSM and Conditional Use Permit application submitted by Midwest WI, LLC to accommodate a Dollar General development with the following contingencies:

**CSM**

- Per Village of Wausaukee Code Sec. 14-1-43 (b) (3), a general location sketch showing the location of the Certified Survey Map within the U.S. Public Land Survey section and showing abutting and nearby public streets and highways shall be shown on the face of the CSM.
- Per Village of Wausaukee Code Sec. 14-1-43 (b) (6), the distances of existing buildings from property lines shall be shown on the face of the CSM.
- Per Village of Wausaukee Code Sec. 14-1-43 (b) (6), existing property boundary lines in the area adjacent to the exterior boundaries of the proposed CSM and within 100 ft. of the proposed CSM shall be shown on the face of the CSM.
- Per Village of Wausaukee Code Sec. 14-1-43 (b) (7), all required setbacks and building lines shall be shown on the face of the CSM.
- Per Village of Wausaukee Code Sec. 14-1-43 (b) (15), the CSM shall indicate on its face the current zoning (B-2 Highway Commercial).
- The CSM must be recorded at Marinette County prior to the start of construction.

**GENERAL**

- Need Engineer stamp and signature on final plans.

- USH 141 within the corporate limits of the Village of Wausaukee is not a “Connecting Highway” and therefore DOT permits will be required. Please provide a copy of approved DOT permits and add notes and details as needed per DOT requirements.
- Make the “LOT # and CSM #” darker so it is more legible on the plans.
- The project shall comply with all applicable local, state, and federal codes/ordinances.
- A sign permit shall be obtained from the Village of Wausaukee prior to erecting any signage on the property.
- Any substantial changes or additions to the site plan and/or building plans shall require a new conditional use permit. Determination of whether a change or additional is substantial shall be at the discretion of the Village Administrator.

### **STORM WATER**

- If total SF of land disturbance is over an acre, obtain DNR permits and provide final permit and submittal documents.
- Submit storm water calculations for review of flows and bio-retention sizing. Calculations need to be submitted to both the DNR and the Village.
- Submit storm water management report.
- Submit long term maintenance agreement.
- Storm water management and erosion control shall be reviewed and approved by the Village’s engineer prior to commencing construction. *(The Village will require any costs associated with post construction inspection(s) to be paid by the applicant.)*

### **UTILITIES**

- The water service proposed to serve the new Dollar General is located in part on the neighboring property – 913 Main St. This water service should be abandoned, and new water service should be provided from public right-of-way with a new curb stop installed at the right-of-way line. If a new service is not installed, please provide copies of recorded easement documents, and add easement lines and recording information on the plans.
- Provide a detail or call out on plans the required depth of new water service and insulation requirements.
- There is a 10-inch sanitary sewer located on the east side of LOT 1 – CSM # 3330 with no easement shown. Please provide copies of recorded easement documents and add easement lines and recording information on the plans. If there is not an existing easement, draft and record easement documents and add appropriate notes to the plans.
- All proposed exterior lighting shall be directed away from adjacent properties and public streets in a way as not to create a nuisance. Furthermore, such lighting shall not exceed 3 footcandles measured at the lot line. A revised lighting/photometric plan in compliance with this condition shall be submitted to the Village for review and approval prior to commencing construction.

Motion carried. McGee opposed.

6. Motion to Adjourn – Polomis made a motion seconded by McGee to adjourn the meeting at 6:14 pm. Motion carried.

*Submitted by SP 8/31/2020*

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*Sara Pullen*  
 Sara Pullen  
 Administrator/Clerk/Treasurer