

CITY OF WEYAUWEGA
PLAN COMMISSION MEETING
PROCEEDINGS FOR MARCH 18, 2024

The Plan Commission meeting was called to order by Mayor Rich Luedke at the Weyauwega Municipal Building Council Chambers at 5:30 pm. Roll call was taken. Members Present: Mayor Rich Luedke, Rick Binley, Bob Anibas, Nick Gunderson, Don Morgan and Andy Rosenwinkel. Also Present: City Administrator Marcus Rennie, City Clerk Rebecca Loehrke, Jeff Sanders, Michael Koch, Chris Gunderson, Clint Price, and Sam Berry.

Motion Binley, second Rosenwinkel, to approve the minutes from the Plan Commission Meeting on February 26, 2024. Motion carried with all "ayes."

Citizen Appearances: Clint Price asked if there are any future roads mapped out on his land that he wants to develop. Commission said that they are not aware of any future planning for roads.

Discussion and possible action on draft CSM Map for Michael Koch and potential housing development on County Rd AA: Mr. Koch talked about subdividing his property into buildable lots having access to the lake. He would put in a road with a cul-de-sac at his expense along with running the utilities to the lots. The City will need to look into options of getting utilities out to the property. The Plan Commission is only approving the draft layout at this time. Mr. Koch would need to have a completed survey done and the taxes on the property paid before it could be approved at Council. *Motion Gunderson, second Rosenwinkel, to approve the draft survey map for Michael Koch's property on County Rd AA.*

Discussion on potential amendment to zoning code for I-1 Industrial/Commercial District: Administrator Rennie reported that he has someone very interested in purchasing lots left in Industrial Park West. The person is looking to build "Man Caves" which would be large open space on the bottom for work shops or storage and then living quarters on the second level. Mr. Sanders noted that this is getting to be more popular. They are also called Live/Work Units. If it works out the City would be looking to amend the zoning code for I-1 Industrial/Commercial District to include these live/work units which Attorney Kalny said is possible.

Working session to review draft comprehensive plan and identify revisions prior to public participation and review of draft Future Land Use Map: Mr. Sanders started out with discussing the Live/Work Units which was just talked about. It is something that is a growing trend. One condition is the owner of the business on the bottom floor would have to be the person that occupies the living quarters. The Commission talked about the future land use map and if changes need to be made to some of the Institutional and Recreation properties or left as is. After the Comprehensive Plan is updated the Zoning map should be updated to create an Institutional Use category. Once Mr. Sanders makes the final updates the Public Hearing would be held late April or May. It would have a Class 1 notice for the Public Hearing.

Such other matters as authorized by law: None

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Motion Gunderson, second Anibas, to adjourn at 6:12 pm. Motion carried with all "ayes".

Recommendations to Council: None

Rebecca Loehrke
City Clerk