



"The Bluegill Capitol of Wisconsin"

The Village of Birchwood
Plan Commission Meeting was held on
Monday June 27th, 2022, at 5:30 pm at the Village Hall
101 N Main Street, Birchwood, WI 54817

MINUTES

Chairperson call meeting to order - Meeting will be recorded

Pledge of Allegiance: Recited

Roll call: Present: R. VanGilder, B. Boatman, M. Manning, and C. Gargulak -C Barkley will be absent

Public Notice: Posted at the Birchwood Post Office, Village Hall, Gary's Grocery and Village Website.

Correspondence: None

Discussion/Action Items

1. Current agenda:
 - a. Approve current agenda-June 27th, 2022- with change to include moving item 5 to the top of agenda. Motion by VanGilder, 2nd by Gargulak. Carried 4-0
2. Conditional Use Application of an Unlisted Use
(Tax ID 29422, Parcel ID 65-106-2-37-10-25-5 15-576-750500, RESUBD LOT 15 BLOCK 36 LOT 10 L 10 CSM #2735 V 12 P 78 V 432 P 459)
 - a. Property owner, James Scheffler, requesting a conditional use for an unlisted use for the purpose of seasonal camper(s) placement for summer use only, 4 to 5 months, on a Central Business District zoned property. -VanGilder stated that after the last meeting, additional information and research were done -which warranted another discussion to make an informed decision. D. Dostal (zoning administrator) asked if there was a building on this lot in the past. Gargulak said there used to be a hotel/resort on it which is why it was zoned CBD. This lot was plotted back in 1906, before there were any Village ordinances. Dostal recommended that the municipal attorney look at this before any decision is made. He also feels the Village needs to protect itself. If Municode is followed, this would not be in compliance. The parcel is zoned Central Business District and is a buildable lot for a business. There is a 75 ft setback from the lake. VanGilder stated that the Village has been contacted by other property owners- who would also like to put a camper on their lot. He feels this will set a precedent in the Village. William Robelia (representing Scheffler) said he doesn't feel any business will ever build there- due to the setbacks. Robelia would like to put a camper on the property for 8 years and then build. He would put utilities in now. Manning didn't think he would be able to build after 8 years either because of the ordinance/zoning. VanGilder informed him that there are no guarantees anything

The meeting is open to the public and is handicapped accessible.

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would be approved in 8 years. Robelia asked about doing another Conditional Use in 8 years to continue the camper usage. Manning concurred that he could, but we can't guarantee what will happen in 8 years. Robelia asked if he could partner with the neighboring lot and combine them. Dostal said he could do this, but it would need to go through a zoning change. VanGilder informed him- that would need to go to the Zoning Committee. Robelia asked if the property is in flood zone. Dostal stated it would need to be looked into, possibly through the county. VanGilder asked for clarification that today he is asking to put a camper on the lot. VanGilder asked for opinions. Boatman doesn't want to set a precedent of putting campers on lots around the Village. Gargulak, Manning, and VanGilder agreed. Dostal stated "Buyer Beware." He wants Robelia to understand he may be buying a lot he can't use for what he would like to. Park Models are not allowed either. VanGilder informed Robelia of the process for a Variance. Motion by VanGilder, 2nd by Boatman to deny request for Conditional Use. Carried 4-0. Motion by VanGilder, 2nd by Manning to deny James Scheffler request for seasonal camper placement. Carried 4-0

3. Vacation Application-
4. Birchwood School District requesting street vacation to permanently close S Fuller St located between E Park Ave and E Birch Ave as no longer needed for public throughfare. VanGilder stated this is on the agenda again because he made the wrong motion at the previous meeting. Manning asked if we vacate the entire street if we could still use part of it for parking. Boatman asked if it would still be Village property or if the school would own it. VanGilder stated that it would remain with the Village. Manning would like to see some of this area left for parking. Motion by Manning, 2nd by Gargulak to vacate S Fuller St from E Birch to E Park- Send to Public Hearing and Board of Trustee. Carried 4-0
5. Katelyn Bratvold
 - a. Welcome Sign follow up-VanGilder stated that the ball got dropped on this. It will be put in the same spot- but will be double sided. He will make sure it gets into this year's budget. Bratvold gave an example of a sign from Dynamic that she was pleased with. She feels it's important for the Village to have the Welcome sign. Motion by VanGilder 2nd by Manning to get quotes from Dynamic Signs and Perfect Image for the sign. Carried 4-0
6. Adjournment: Motion by Boatman 2nd by Gargulak to adjourn. Carried 4-0

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Village request persons requiring assistance to enable attendance and participation to provide at least 24-hour notice.

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