

VILLAGE BOARD / PLANNING COMMISSION

JOINT MEETING

TUESDAY, MAY 14, 2024

6:15 P.M.

Pioneer Building

102 South Main Street

Woodville, WI

PRESENT: Rick Finn, Kellie Holm, Erika Jordahl, Dennis Lawson Jr., Roger Leque, Sue Lohmeier, Dave Larson, Allen Stene, Randy Gossel, Loren Knegendorf

ABSENT: Dennis Russett

VISITORS: Brent Knegendorf, Autumn Lindquist, Lynn McIntyre, MJ Yang

- President Lawson called the meetings to order at 6:15 p.m.
- Motion made by Dave Larson, seconded by Roger Leque to approve the Planning Commission agenda as presented. Motion carried by voice vote.
- Motion made by Sue Lohmeier, seconded by Trustee Jordahl to approve the Village Board agenda as presented. Motion carried by voice vote.
- **PUBLIC HEARING-AMENDED CONDITIONAL USE PERMIT REQUEST:** to consider a request for a Conditional Use Permit to allow more than one principal structure; Determination by the Plan Commission and Village Board regarding the site suitability (due to flooding); Determination by the Plan Commission and Village Board regarding the use of a greenhouse as this is not defined in the zoning code at the following described property: O.L. 82 VILLAGE OF WOODVILLE EXC COMM AT NW COR OL 82; TH ALONG N BOUNDARY LINE 4 RODS; TH SWLY ON A 46' CURVE TO W LINE OF OL, TO A POINT 5 RODS S OF POB; TH N TO POB
PARCEL NO.: 192-1032-70-000
400 Main Street
Property Owners: MJM Yang and Phia L Jalao
This parcel is currently zoned A-1 Agricultural.
- President Lawson opened the public hearing. Allen Stene addressed the Plan Commission and Village Board regarding a culvert that was not replaced when the Village made road improvements on 250th Street. President Lawson called for any public comments three times. President Lawson closed the public hearing.
- **PLANNING COMMISSION- CONSIDERATION OF CONDITIONAL USE PERMIT REQUEST FOR O.L. 82 VILLAGE OF WOODVILLE EXC COMM AT NW COR OL 82; TH ALONG N BOUNDARY LINE 4 RODS; TH SWLY ON A 46' CURVE TO W LINE OF OL, TO A POINT 5 RODS S OF POB; TH N TO POB-PARCEL NO.: 192-1032-70-000 400 MAIN STREET**
Lynn McIntyre gave an overview of conditional use permit application and supporting documents. MJ Yang responded to questions from the Plan Commission. Discussion was held on the principal structures, accessory buildings, the allowable height, setbacks, and the history of flooding in the area. Motion made by Trustee Leque, seconded by Loren Knegendorf to recommend that the Village Board approve the proposed conditional use permit with the recommended additional conditions as follows:
 1. The Village Board approves the use of a greenhouse as a farm use permitted in the Agricultural A-1 District.
 2. Direct sales of the flowers and vegetables are only allowed as a roadside stand (permitted use in the Agricultural A-1 District).
 3. Applicant shall provide proof to the City that the greenhouses meet proper snow loading requirements for climate.
 4. The site plan is approved as presented with minor site adjustments to be approved administratively.
 5. Applicant accepts and understands that the site is prone to flooding and will not

demand a culvert be installed on 250th Street at the Village's expense.

6. The greenhouses must be spaced at least 10 feet apart.
7. The greenhouses may not exceed 15 feet in height.
8. No signage is allowed for the greenhouses.

Motion carried by voice vote.

- **VILLAGE BOARD- CONSIDERATION OF CONDITIONAL USE PERMIT REQUEST FOR O.L. 82 VILLAGE OF WOODVILLE EXC COMM AT NW COR OL 82; TH ALONG N BOUNDARY LINE 4 RODS; TH SWLY ON A 46' CURVE TO W LINE OF OL, TO A POINT 5 RODS S OF POB; TH N TO POB-PARCEL NO.: 192-1032-70-000 400 MAIN STREET**

Motion made by Chair Lawson, seconded by Trustee Lohmeier to recommend that the Village Board approve the proposed conditional use permit with the recommended additional conditions as follows:

1. The Village Board approves the use of a greenhouse as a farm use permitted in the Agricultural A-1 District.
2. Direct sales of the flowers and vegetables are only allowed as a roadside stand (permitted use in the Agricultural A-1 District).
3. Applicant shall provide proof to the City that the greenhouses meet proper snow loading requirements for climate.
4. The site plan is approved as presented with minor site adjustments to be approved administratively.
5. Applicant accepts and understands that the site is prone to flooding and will not demand a culvert be installed on 250th Street at the Village's expense.
6. The greenhouses must be spaced at least 10 feet apart.
7. The greenhouses may not exceed 15 feet in height.
8. No signage is allowed for the greenhouses.

Motion carried by voice vote.

- **PLANNING COMISSION: ADJOURNMENT** There being no further business, motion made by Roger Leque, seconded by Allen Stene to adjourn. Motion carried by voice vote.
- **VILLAGE BOARD: ADJOURNMENT** There being no further business, motion made by Erika Jordahl, seconded by Kellie Holm to adjourn. Motion carried by voice vote; meeting adjourned at 6:30 p.m.

Respectfully Submitted,
Julie A. Wathke
Village Clerk-Treasurer