

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING
JANUARY 8, 2024
6:30 PM**

1. **Call Meeting to Order**
Mayor Harper called the meeting to order at 6:31 P.M.
2. **Pledge of Allegiance**
3. **Roll Call**
Members present: Mayor Harper, Benson, Thiede, Pennekamp and Vesperman
Absent: Klaas and Leonard
Also Present: Clerk Kurihara
4. **Public Comments from Citizens**
Jon Angeli handed out a written statement, which had been read at the previous meeting, opposing zoning change petitioned by the Presbyterian Church.
5. **Minutes**
Motion by Vesperman, seconded by Harper to approve the minutes of 12-11-2023. Motion carried.
6. **Public hearing (CSMs-Wolfpack Investments LLC)**
Mayor Harper declared the public hearing open at 6:33 P.M. regarding the petition of Wolfpack Investments LLC to approve Certified Survey Maps (Attached Maps) Being a Replat of Block 3 and Part of Vacated Sherman Street of Schmitt Addition to the City of Lancaster Which is located in the NW ¼ of the SW ¼ of Section 2, T4N, R3W, Grant County, Wisconsin.

Purpose: To create six (6) lots for residential development

Spoke in favor
None

Spoke against
None
7. **Close Public Hearing**
Mayor Harper closed the public hearing at 6:34 P.M.
8. **CSM #1-Wolfpack Investments, LLC**
Motion by Pennekamp, seconded by Thiede to recommend to Council approval of Certified Survey Maps petitioned by Wolfpack Investments LLC being a Replat of Block 3 and Part of Vacated Sherman Street of Schmitt Addition to the City of Lancaster Which is located in the NW ¼ of the SW ¼ of Section 2, T4N, R3W, Grant County, Wisconsin with a non-conforming street setback in LOT 1 and contingent upon removal of mobile homes structures in LOT 2 and LOT 3. Motion carried unanimously by roll call vote.

CSM #2-Wolfpack Investments, LLC
Motion by Benson, seconded by Pennekamp to recommend to Council approval of Certified Survey Maps petitioned by Wolfpack Investments LLC being a Replat of Block 3 and Part of Vacated Sherman Street of Schmitt Addition to the City of Lancaster Which is located in the NW ¼ of the SW ¼ of Section 2, T4N, R3W, Grant County, Wisconsin. Motion carried unanimously by roll call vote.
9. **Public Hearing (Comprehensive Plan Amendment and Rezone-Presbyterian Church)**
Mayor Harper declared the public hearing open at 6:43 P.M. regarding the petition of the Presbyterian Church to consider a proposed amendment to the City of Lancaster Comprehensive Plan and accompanying rezoning.

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- An application had been filed by the Presbyterian Church requesting an amendment to the land use plan map adopted as part of the City Comprehensive Plan. The application requests that the land use plan map be amended to change the land use designation of LOT 1 of Certified Survey Map Being a Replat of Lots 4 & 5 and Part of the Discontinued Alley of Block 37 Original Plat from Which is located in the SW ¼ of the SE ¼ of Section 3, T4N, R3W, City of Lancaster, Grant County, Wisconsin from “General Business District” to “Two Family Residential”.
- A rezoning of the property from “C1 (General Business) to “R2 (One and Two Family Residential) along with the LOT 2 property from “C1 (General Business) to “C2 (Central Business) has also been requested.

Proposed use: Create two (2) Lots (one residential & one commercial) within existing lot (commercial)

Spoke in favor

None

Spoke against

None

10. **Closed Public Hearing**

Mayor Harper closed the public hearing at 6:44 P.M.

11. **Plan Commission Resolution No. 2024-01 (Presbyterian Church)**

Motion by Thiede to delay any action on this petition to amend the Comprehensive Plan and Rezone (Presbyterian Church) until the next meeting to allow more time for the City to discuss with the Church on ensuring the protection of the cemetery headstone encroaching on the Church’s property. Motion died due to a lack of second.

Motion by Vesperman, seconded by Benson to recommend approval of Plan Commission Resolution No. 2024-01-Resolution Approving an Amendment to the Comprehensive Plan for the City of Lancaster. Motion carried three (3) to two (2) with Thiede by roll call vote. with Thiede and Pennekamp voting against.

12. **Rezone (Presbyterian Church)**

Motion by Benson, seconded by Harper to recommend to Council approval of Presbyterian Church to rezoning property LOT 1 from “C1 (General Business) to “R2 (One and Two Family Residential) along with the LOT 2 property from “C1 (General Business) to “C2 (Central Business). Motion carried three (3) to two (2) with Thiede by roll call vote. with Thiede and Pennekamp voting against.

13. **Adjourn**

Motion by Pennekamp, seconded by Thiede to adjourn the meeting at 6:55 P.M. Motion carried.

David Kurihara
City Clerk