



## **PLAN COMMISSION MEETING MINUTES**

### **March 15, 2013**

Meeting of the: **PLAN COMMISSION OF THE CITY OF NEW HOLSTEIN**  
Date/Time: **Friday, March 15, 2013 at 8:00 a.m.**  
Location: **City Hall, 2110 Washington St, New Holstein WI 53061**  
Members Present: Ron Karrels (video conference), Bob Bosma, Lee Tikalsky, and ElRoy Schreiner  
Others Present: Jerry Hallstrom, Mary Growe, Dennis Krause, 2512 Wisconsin Ave.

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The meeting was called to order by interim Chairperson Bosma.

It was duly noted that the meeting was properly announced.

A motion was made by Schreiner, seconded by Tikalsky, and carried to approve the agenda as presented.

A motion was made by Tikalsky, seconded by Karrels, and carried to approve the minutes from the previous meeting.

Neither Public Participation nor Communications occurred.

The Commission reviewed the application presented by Mary Growe for a variance request to operate a 5 bedroom Bed and Breakfast operation from her home located at 1729 Monroe St. The current ordinance allows for 2 bedrooms. Commission member Karrels and Schreiner requested information on being ADA compliant and parking issues. Growe indicated that she has to apply for and receive a license from the State of Wisconsin before she can open for business. ADA compliance will be monitored and addressed by the state. Growe indicated that the homeowner must reside on the property, she currently does not live at 1729 Monroe Street but she will have an innkeeper who will be on duty. A motion was made by Tikalsky, seconded by Karrels, and carried to approve the variance request to Mary Growe, property owner, to establish and operate a five bedroom Bed and Breakfast at 1729 Monroe Street.

The Commission reviewed the attached Zoning Request application submitted by Mary Renzaglia of L.M. Consulting, LLC. Renzaglia has requested to build on six acres of the southern portion of TIF #1; a 15,000 square foot Assisted Living Facility on two acres and a 24 cottage units for senior housing that would encompass the remaining four acres. City Clerk Langenfeld indicated that notice was sent to residents within the 200 foot area of the proposed site and to the Town of New Holstein to inform them of the proposed zoning change request and meeting. Langenfeld informed the Commission that within the TIF #1 District there is currently 59.4% Light Industrial zoned areas and that the City needs to maintain at least 50% of it area for Light Industrial, by removing six acres the City is still compliant with this requirement. Langenfeld indicated that she had contacted the Town of Ledgeview for a reference check on a previous L.M. Consulting, LLC development which received rave reviews from the community. Additional locations are presented in the attached brochure. Langenfeld also mentioned that the Assisted Living facility would be funded through a standard note with a bank and the 24 cottages would be funded through WHEDA. Langenfeld informed the Commission that a property funded through WHEDA is usually assessed on its rental income not the value of the construction cost. The Commission discussed the need for additional housing in the City of New Holstein as our

population continues to age. Resident Dennis Krause addressed the Commission and shared a copy of the attached agreement that he had with the City of New Holstein which granted a 100 foot buffer zone from the property line located at 2512 Wisconsin Avenue if the City would approve a Light Industrial facility to be constructed adjacent to his property. The Commission agreed that this would not be the case since it was Assisted Living not Light Industrial. Langenfeld also made mention that the six acre development area has not been finalized and would be laid out by the developer if the project is approved by the Planning Commission, Finance Committee and the Common Council. A motion was made by Karrels, seconded by Schreiner, and carried to approve the request to rezone six (6) acres of the TIF #1 property from Light Industrial to Multi-Family Residential based on the needs of the community to offer assisted and senior housing facilities as we are an aging community with a desire to keep our elders active members of our community and based on the legal opinion that the City is meeting the legal requirements to maintain our TIF District.

Being no further business the meeting was adjourned.

Cassandra Langenfeld  
City Clerk