

Notice of Public Hearing – Town of Angelica Planning Committee

A public hearing will be held for the Town of Angelica Planning Committee at the Angelica Town Hall located at N3285 County Road C, Pulaski, on Tuesday, November 7, 2023 at 6:00 p.m. to hear the following request:

Request #1 CU-2-23

Kraig Kolkowski request an after the fact conditional permit for a Home Occupation, Major (land use) for the purpose of keeping stockpiles of landscaping material on site to be sold/used at a later date for excavating and landscaping business at N2727 Elm Road, Pulaski, Wisconsin.

Legal Description

Tax Parcel # 004-34140-0000. N2727 Elm Road, Pulaski, Wisconsin 54162.

Any interested person may address the committee by letter or appear in person or by agent and be heard at the public hearing.

Notice of Meeting – Town of Angelica Planning Committee

A meeting of the Town of Angelica Planning will take place immediately after the public hearing regarding the above requests(s). Items to come before the committee are:

1. Discuss, review, and take action on request #1 (CU-2-23).
2. Approve minutes from 2-7-23 meeting.
3. Set next meeting date.
4. Go over correspondence.
5. Adjourn

Town of Angelica Planning Committee

Dwayne Splan, Chairman

Connie Nischke, Secretary

Barb McKeefry

Susan Pomprowitz

Brian Eckberg



Planning and Development Department

Planning * Solid Waste * Zoning * Sanitation * Property Listing *

311 N. Main Street, Shawano, WI 54166 * (715)526-6766 * Fax (715)526-6273 * www.co.shawano.wi.us

PRELIMINARY CONSULTATION

TYPE OF PUBLIC HEARING ACTION FEE \$

TOWN TOWN MEETING DATE: ☐ Received Proof on Town Agenda

ZONING DIST PARCEL NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

REQUEST FOR:

PURSUANT TO ORDINANCE STANDARD:

LEGAL DESCRIPTION OF SITE

Site Address Document No. ☒ See Deed for Full Description ☐ Waiting on Survey Work

OTHER
CONSIDERATION

Must comply with all standards and conditions for Major Home Occupation (147).
After the fact for top soil already brought on site to be used for excavating and landscaping business.
Equipment and other landscaping materials will be stored in dedicated areas outlined on site plan.
Potential storage bins built for future landscape materials
See Business plan for current and future plans

This will **REQUIRE** the following permits to be obtained:

Driveway/Culvert Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Obtained From	Town
Site Address Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Sanitary Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Land Use Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Fee	
Shoreland Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Mitigation Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Sign Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Fee	

Comments:

☒ Copy of Zoning Code Attached

☐ Map/Survey Attached & scanned in

Date Sent to Town:

PREPARED BY: JARED BEYER

Date Filed

Oct 16, 2023

Table X.2.02: Permitted and Conditional Uses, Working Lands and Open Space Zoning Districts

↓ LAND USES ↓	Farmland and Forest Preservation District (FP); Farmland and Forest Holding District (FH)	Open Lands, Agriculture, and Residential District (OAR)	Recreation and Public Open Space District (RPOS)	Preservation Overlay District (PO)	Subject to Land Use Description and Performance Standards in:
Contractor's shop		P			X.9.03(86)
Family day care home (4-8 children)	P	P			X.9.03(114)
Farm residence ²	P ²			P ⁷	X.9.03(118)
Filling and grading	P/C ³	P/C ³	P/C ³	P/C ³	X.9.03(120)
Game farm	C	C	C	C	X.9.03(127)
Golf course, public or private		C	C		X.9.03(132)
Hobby farm	P	P	P	P	X.9.03(145)
Home Occupation, Major		C			X.9.03(147)
Home Occupation, Minor		P			X.9.03(148)
Hunting, fishing, or recreational shelter	P/C ⁸	P	C	P	X.9.03(150)
Indoor institutional use, Major	C	P	P		X.9.03(158)
Indoor institutional use, Minor	C	P	P		X.9.03(159)
Intermediate day care home (9 – 15 children)	C	C			X.9.03(165)
In-unit suite	C	P			X.9.03(166)
Keeping of farm animals	P	P	P	P	X.5.10 & X.9.03(168)

(b) 147 Home Occupation, Major (land use): A home-based family or professional business that is accessory to a principal residential use and that is not located within the FP or FH zoning districts (see instead listing and standards for Agricultural Home Occupations). The regulations for Major Home Occupations are more flexible than for Minor Home Occupations; as such, major home occupations require the issuance of a conditional use permit. Includes economic activities performed within any dwelling or residential accessory structure that comply with specified requirements listed below. Examples include, but are not limited to, personal and professional services, handicrafts, small beauty salons, and small machine repair. This use shall meet the following performance standards:

- (a) When the use is conducted entirely within the confines of the principal structure, it shall occupy no more than 50 percent of the gross floor area on the floor(s) where the use takes place.
- (b) The use shall be clearly incidental and secondary to the use of the property for residential purposes, and the appearance of the structures shall not be altered or the occupation be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, or vibrations that carry beyond the premises.
- (c) No more than four persons in addition to those members of the family that are permanent residents of the premises shall be employed by the home occupation.
- (d) The business of selling stocks of merchandise, supplies, or products whether produced by the major home occupation or not to fill orders made by customers shall be permitted as a major home occupation.
- (e) The display, storage, or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building, or in a yard of the subject property provided the yard area used for such display, storage, or parking is completely screened from view from all public streets and adjacent property through the use of landscaping materials or a combination of landscaping materials and a fence. However, for property zoned R-R Residential-Rural, A-R Agricultural-Residential, R-S Residential-Sewered, or R-M Residential-Mixed, display, storage, or parking is limited to a side or rear yard, provided the yard area used for such display, storage, or parking is completely screened from view from all public streets and adjacent property through the use of landscaping materials or a combination of landscaping materials and a fence. No storage, display or parking of materials, goods, supplies, or equipment shall be allowed within a minimum required yard.
- (f) There shall be sufficient off street parking to compensate for additional parking generated by the home occupation, and employees.
- (g) Any home occupation involving the on-site sale, resale, painting, body repair, salvage or wrecking of automobiles, trucks, boats, trailers, recreational vehicles, or other motorized vehicles shall be prohibited.
- (h) Repair and maintenance of automobiles, trucks, boats, trailers, recreational vehicles, or other motorized vehicles, not including body repair or painting beyond "touchups", shall be permitted. Size of the operation shall be limited to up to three vehicle repair bays and no more than 10 vehicles total onsite at any time, not including property owner vehicles. No unlicensed vehicles shall be permitted at any time.
- (i) Conditional use permits granted for major home occupations shall be assigned only to a designated person who resides at the residential address. Such permits do not run with the land, are not transferable from person to person, or from address to address.
- (j) As part of the process to grant the conditional use permit for a major home occupation, the Planning, Development, and Zoning Committee may restrict the number and types of machinery and equipment used on the property, limit hours of operation, or attach other conditions to the approval to meet the standards for granting a conditional use permit in Section X.8.08(4).

Eagle Heavy Industries LLC

N2727 Elm Rd Pulaski, WI 54162
(920)373.4028 KraigK2@gmail.com

Overview

Eagle Heavy Industries, formerly known as Eagle Trucking, is the next phase in my career development where I focus more on Excavation Project Management, Consulting, and Landscape Products. Business hours are by appointment only, with no employees at this time.

Market Analysis

With a steady growth of private, commercial, and federal construction projects I've seen an increasing need for innovative earthmoving techniques, such as creating custom blends of topsoil to suit the needs of each particular site - in addition to a growing need for retaining wall materials and construction.

Plan of action

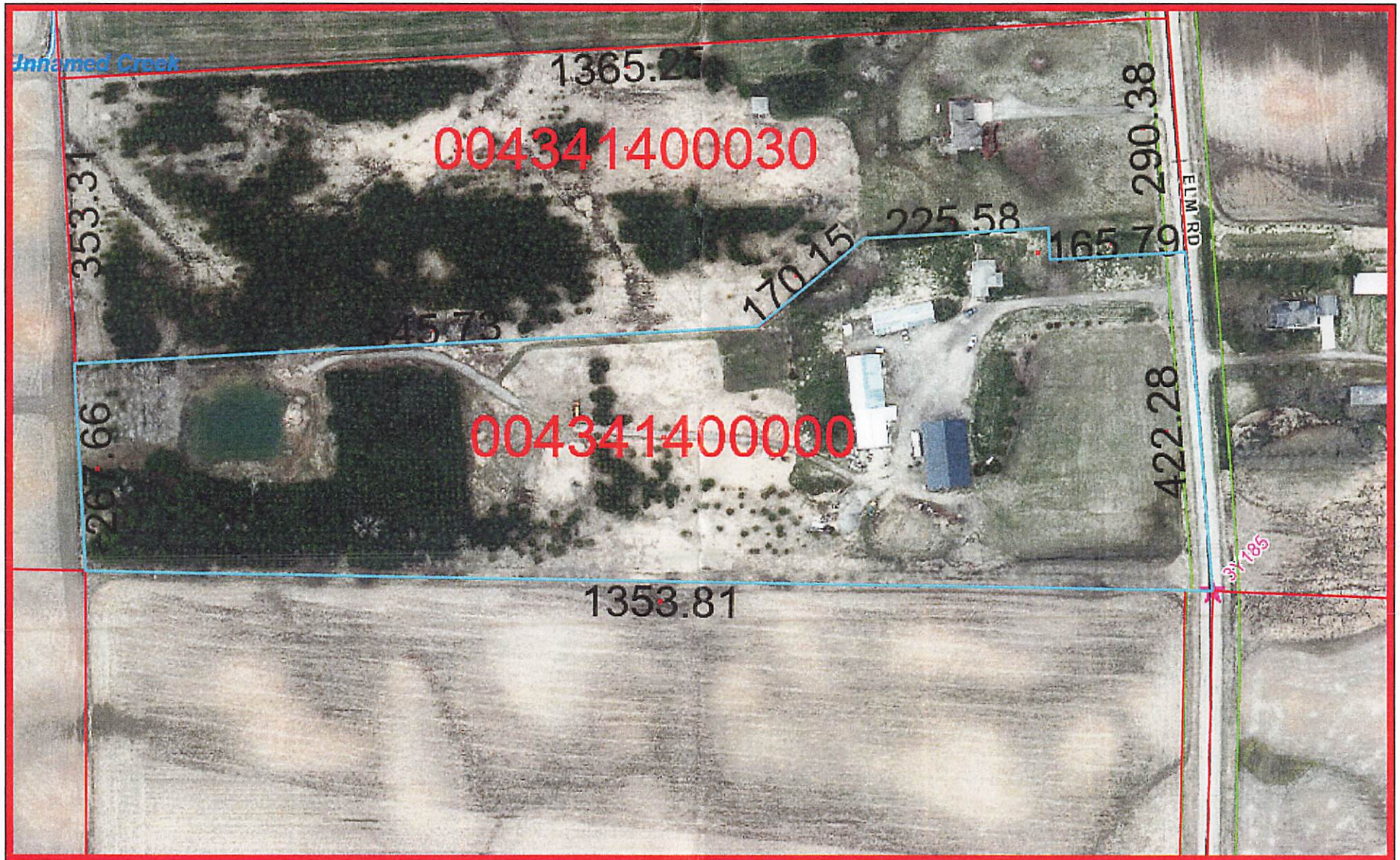
1. Import materials for landscaping - such as sand, clay, mulch, topsoil, field stones, and flat rock limestone. Screening topsoil and mixing in the sand, mulch, and clay to create custom blends to promote water permeability and control erosion. Keep stockpiles of these materials on site to be hauled to customer job sites.
2. Use my Wheel Excavator with tilt rotator to prepare job sites, load landscape materials, and construct retaining walls. Use the latest in GPS grading technology to clean ditches and trim overgrowth in town right of ways for increased safety and road drainage.

Future plans

The possibility of having on-site facilities for customers to view and purchase materials directly may be desired. This would include parking spaces, ample lighting, restrooms, and ADA access. Storage of these products would be placed in concrete bins visible from the road, colored rocks being outside and at some point a covered roof over the mulch and topsoil stockpiles. This will prevent rain from soaking the material and potential erosion. These factors will be addressed as a top priority, and future expansion into these products will depend on market demand.

There is high potential for job creation in this industry - I would like to someday have between 5 and 10 employees to do jobs such as: equipment repairs and maintenance, screening plant operators, product delivery drivers, project engineers, heavy equipment operators, site managers and so on. My goal is to spur economic growth by creating jobs and better serving the community with quality innovative excavating and landscaping services.

Shawano County GIS Map



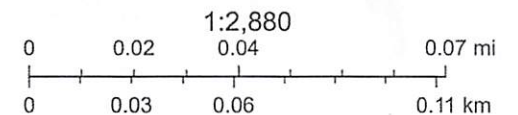
October 5, 2023

- Parcels by PIN_Query result
- Parcels
- PDim 400

- Parcel Number Anno
- ROWs

- Roads
- Local
- Water Bodies

- Municipalities
- County Boundary
- ★ PLSS Corners



This map is for information purposes only. The representations on this map on an as-is basis. Shawano County is not responsible for any inaccuracies contained within and no warranties or representations concerning accuracy or applicability are expressed or implied.

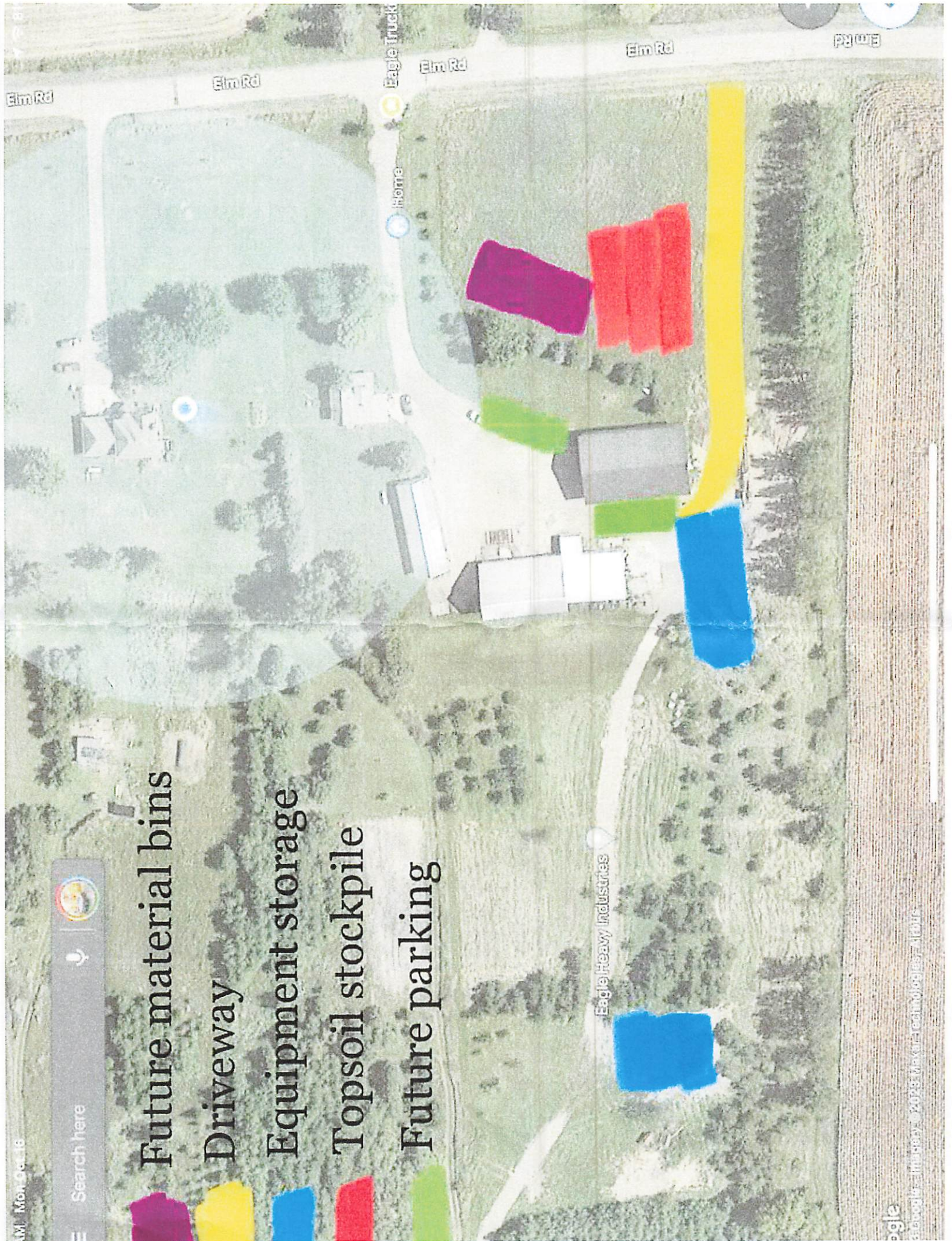
Future material bins

Driveway

Equipment storage

Topsoil stockpile

Future parking



1320' BUFFER CREATED 10/18/23

	A	B	C	D	E
1	NAME	ADDRESS	CITY	STATE	ZIP
2	DENNIS WASIELEWSKI	W861 DEER DRIVE	PULASKI	WI	54162
3	JOHN R KIELAR	N2744 MAPLE ROAD	PULASKI	WI	54162
4	TAMMY A VAN BOXTEL	N2781 ELM ROAD	PULASKI	WI	54162
5	LUCY J ZEINERT	N2765 ELM ROAD	PULASKI	WI	54162
6	JOSEPH R MOORE	N2743 ELM ROAD	PULASKI	WI	54162
7	L & W FARMS	W674 DEER DRIVE	PULASKI	WI	54162
8	ROBERT J KASPER	3933 REDWOOD DRIVE	PULASKI	WI	54162
9	THEODORE WASIELEWSKI TRUST	W854 STATE HIGHWAY 160	PULASKI	WI	54162
10	ROBERT SKALECKI	W755 STATE HWY 160	PULASKI	WI	54162
11	MICHAEL MAROSZEK	165 DERBY LANE	PULASKI	WI	541629249
12	KRAIG J KOLKOWSKI	N2727 ELM ROAD	PULASKI	WI	54162
13	BRUCE RAYMAKERS	N2361 MAIN LANEY DRIVE	PULASKI	WI	54162
14	FRANCIS J ULLMER	N2625 ELM ROAD	PULASKI	WI	54162
15	WESLEY A SCHUBERT	N2812 MAPLE ROAD	PULASKI	WI	54162