



Accepted: February 12, 2024

1. Call to Order:

Village President George Peterson called the meeting to order at 6:00 p.m. Members presents: Bill Schremp, Jim Visintainer, Pat McCarthy, Dan Mortensen (virtual), Rex Zemke, and Village President George Peterson. Commission Member Barb Berry is excused. Also present: Administrator Ryan VanDeWalle, Zoning Coordinator Rebekka Borchardt, and Village Clerk Elizabeth Felkner.

2. Minutes of Previous Meeting(s):

**Motioned by McCarthy/Visintainer to Approve the Planning & Zoning Meeting Minutes of October 23, 2023 as Presented. Questioned and carried 6:0.**

3. Discussion and Possible Action Regarding Site Plan Application for a Demolition Project of Units 1, 2, 31 & 32 for Wisconsin Public Service Power Plant:

Mrs. Borchardt explained that the Village received a partial site plan application for Wisconsin Public Service for the following demolition of existing Weston Power Plant Units 1, 2, 31, & 32, and a permanent Grading Plan with proposed Gravel Pad. This site is zoned I-2 Heavy Industrial District. There are two existing structures on the lot that are not within the project scope that do not meet our current requirements of 25 feet from the rear lot line or 75-foot from the ordinary high-water mark. The structures that are within the project scope to be demolished do meet the 25-foot rear lot line requirement, but some do not meet the 75-foot setback from the ordinary high-water mark. Mrs. Borchardt mentioned that the proposed permanent gravel pad will meet the minimum requirement of a 75-foot setback from any wetlands and it appears to start approximately 40 feet away from the ordinary high-water mark. Per Village Ordinance 590-79 Setbacks and Side Yards; only buildings, accessory structures, parking structures, outdoor storage and fences must maintain a minimum of a 75-foot setback from the ordinary high-water mark. No wetland disturbance is permitted or planned with this project. None of the proposed demolition work or the proposed gravel pad are within the floodplain. There are no issues with the lot size requirements. No new structures are proposed to be built. Mrs. Borchardt explained that REI, on behalf of WPS, has submitted an Erosion Control Plan and Grading Plan for the planned work. The two plans are integrated together and exceed a disturbed area of >1.0 acres. However, rather than a build out, it is a removal of impervious surfaces and adding greenspace. The grading plan has sustainable gravel surface that is proposed to have a shallow slope of ~1.0% across the surface. This area is surrounded on 3-sides by about a 4:1 side slope gradient. The side slopes will all be stabilized with erosion mat and planted with a WisDOT Type 40 mix. A swale is proposed to be constructed at the base of the 3-sided slopes. This vegetated swale is quite long at 360' x 2' and meets the WDNR requirements in terms of total suspended solids. The discharge of this swale is directed to the Wisconsin River via surface flow and use of the existing storm sewer system. The erosion control plan consists of several levels of control which is good given its close location to the river. The controls working from the river toward the demolition site are as follows:



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1. Fiber Wattle Rolls are to be placed along the river and vegetated area next to the river.
2. Dirth checks are to be placed at every 200-feet (maximum) for the swale erosion control.
3. Silt fence is to be placed upgradient from the wattles as the primary erosion control.
4. Erosion mat is to be placed in the disturbed and re-graded side slopes.

Mrs. Borchardt also mentioned that all disturbed areas are proposed to be restored at a minimum with seeding and mulching to ensure the establishment of adequate vegetation. Based on the information provided, Mrs. Borchardt would recommend that the P&Z Commission approve the partial site plan as submitted.

**Motioned by McCarthy/Visintainer to Approve the Site Plan Application for a Demolition Project of Units 1, 2, 31 & 32 as Presented. Questioned and carried 6:0.**

4. Adjourn:

**Motioned by Schremp/Zemke to Adjourn. Questioned and carried 6:0. Meeting Adjourned at 6:13 p.m.**

Elizabeth Felkner, WCMC  
Village of Rothschild Clerk