

PUBLIC HEARING / PLANS COMMISSION

May 13, 2026

The Public Hearing and regular meeting of the Plans Commission was called to order at 6:30 p.m. by President Kim Blumer in the Albany Village Hall. Members present were: Blumer, Michelle Monson, Paul Rhyner, Travis Christen, David King and Larry Ommodt. Also present: Mitch & Laura Baker, Fred Johnson; see list of other attendees.

Proof of posting was verified.

MINUTES: Motion by Rhyner, seconded by Klein, to approve the minutes of the previous meeting as printed. All ayes. Motion carried.

PUBLIC HEARING – 414 SOUTH MECHANIC STREET CUP: Blumer requested the public to raise their hands to speak as to keep order and allow everyone who wants to be heard. In June 2019, Mitch & Laura Baker were granted a CUP for their property to allow six horses plus an additional two horses for training for a total of eight horses. Blumer asked how many horses they currently have, and Mrs. Baker confirmed there are 14 horses, which are in violation of their original CUP of 8 horses, so this is the issue to be addressed. Ms. Baker confirmed the issue of having too many horses, but they would like to request to modify the current CUP. Monson asked if they own all 14 horses and Mrs. Baker confirmed they own 13 horses and one is for training. Mrs. Baker asked if she could have the floor to give more information which may clear up many questions. Blumer gave Mrs. Baker permission to have the floor and then the commission could ask questions later; Mrs. Baker then had packets distributed to the commission members. Mrs. Baker explained how they manage their horse property on their agriculturally zoned property. She also referenced approaching the village for a CUP at the time of purchasing the home and the guidelines of ACT 67 regarding CUPs. Ms. Baker also explained they were never given a written permit in 2019, but rather the meeting minutes are the only existing record. Those minutes referenced the 6-month trial period of six horses plus two horses for training with approval being based on no complaints, so their understanding at the time based on no complaints and no follow-up action, believed they were successfully operating within that trial framework and in good faith. There were several neighbors in attendance that support the horse operation, as well as several signed supporting letters of neighbors; one neighbor had concerns of the manure runoff that was claimed to be in their yard, however, the DNR did observe the property as well as Green County LWCD and it was determined at that time, despite the large amounts of rain, the site was not a concern at that time. The Bakers asked the commission to consider substantial evidence of responsible land management, including manure management practices, rotational pasture use and feeding practices. They also stated that some of the horses are aging and they could reduce the number of horses over time as some of those horses are in their mid-twenties. The commission did receive one letter from a neighbor that would like the number of horses to be reduced back to the original eight but did not list specific reasons for that request. Commission

members reiterated that the existing CUP granted in 2019 allows for a maximum of eight horses and stated the property exceeds that limit and wondered why the Bakers did not come forward for approval to increase that limit; the Bakers raised concerns that the original CUP decision did not clearly document the standards used to establish the horse limit as the number was ambiguous; Blumer cites the village ordinance which also references ch. NR 243.05, Wis. Admin. Code.

Motion by Blumer, seconded by Rhyner, to continue with the six plus two total animals (horses) for this property located at 414 South Mechanic Street, with a period of six months given to remove any additional horses. All ayes. Motion carried.

FENCE PLANS: None.

CHICKEN PERMITS: None.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS: Nothing.

ADJOURNMENT: Motion by Rhyner, seconded by Monson, to adjourn.

MICHELLE BREWER
VILLAGE CLERK