TOWN OF BLACK CREEK PLANNING COMMISION
REZONING HEARING MINUTES
Greg & Lori Muller

Wednesday January 15th,2025 6:00 PM Town Hall

The Town of Black Creek Planning Commission held a rezoning hearing on Wednesday, January 15, 2025 at 6:00 PM at the Town Hall located at N6051 Twelve Corners Road.

Property Owner: Greg & Laura Muller
Property Address: N6871 State Road
Black Creek, WI 54106

Greg and Lori have requested that parcel no.010012400 be rezoned from Exclusive Agricultural to Commercial to build an Event Venue.

Description of Parcel 010012400 is as follows:

REZONE (LOT #1) 15.4036 Acres From EXCLUSIVE AGRICULTURAL TO COMMERCIAL
RE: 2105.26-24
PART OF GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 17 EAST, TOWN OF BLACK CREEK, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S04°49'31"W, 757.80 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7; THENCE N90°00'00"W, 305.63 FEET; THENCE N04°49'31"E, 138.71 FEET; N83°23'07"W, 301.73 FEET; THENCE N88°53'02"W, 272.98 FEET; THENCE N60°17'17"W, 226.22 FEET; THENCE N01°11'56"E, 440.14 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7; THENCE N88°44'10"E, 1117.89 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTION 7 AND THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Members of the Planning Commission present were: Lee Lemke, Glen Bunnell, Bill West and Dan Knutzen (Chairman). Mike Garvey, was absent. Barbara Chizek was the Secretary for the Planning Commission Committee. Twelve people signed in for the public hearing.

The posting for the hearing was done in the Times-Press and Buyer's Guide, as well as the town website and posting boards on January 6th and January13th, 2024.

Letters were sent out to the following property owners: Wilfred Theobald; Theobald King Maple Farm, LLC, Carol Shorter, Barbara & James LaPlant, and Lisa & Gerald Wildenberg.
as well as the owner of the property; Greg & Lori Muller.

Dan Knutzen Chairman; spoke briefly of the Event Venue and what it could offer to the Town of Black Creek as well as the surrounding communities. Greg Mueller (property owner) gave an

overview of the projected project noting that the house and surrounding buildings would be included in the Commercial Rezone request.

The floor was opened for anyone to speak in-favor of the land division. No one spoke.

The floor was opened for anyone against the rezoning. No one spoke against the rezoning.

Theobald asked if the house was included in the Commercial Property. Knutzen confirmed that the house was part of the request.

> MOTION: Bunnell made a motion to recommend to the Black Creek Town Board that Greg & Lori's property, Lot #1 approximately 15.4036 acres be rezoned from **Exclusive Agriculture to Commercial** allowing for an Event Venue to be built. West seconded. All said aye. Motion carried, 4 YES to 0 No.

Knutzen noted that the Comprehensive Plan would need to be updated by a planner and re-written to reflect the change.

MOTION: West/Lemke made the motion to adjourn the Public Hearing at 6:10 PM as no additional residents wished to speak. All said aye. Motion carried.

Barbara A Chizek,
Secretary to Planning Commission