

Town of Christiana

Plan Commission Meeting

October 22, 2024

The public meeting was called to order at 7:02 p.m. by Plan Commission Chairman, Tom Jelinek. In attendance were Plan Commission members Steve Kriedeman, Jim Lowery, Adam Travis, and Dawn Redford.

PROCEDURAL:

The meeting was properly noticed and posted.

PUBLIC COMMENT:

Linda Skaar discussed the purpose of the rezone request; the houses are currently occupied by tenants and the owner would like to split off so they can sell the residential lots and keep the farm land separate. Septic and driveways are separate.

Hinchley and Vanguard Renewables were present to discuss their plans to separate a 20-acre parcel to develop into an anaerobic digester site. This would take manure and offsite slurry (pre-consumer food material) that will co-digest together into a bio-gas. 15 trucks a day. Operating hours from 6-6 on weekdays and 6-12 on weekends. Would be operated by Vanguard Renewables, around 2-5 employees on site. Some discussion was had between attendees and plan members regarding various details of the logistics and operations of an anaerobic digester. The Hinchleys spoke regarding their intentions and their desire to see their dairy farm continue for their future farming generations. They spoke regarding their milk buyer and their processes at their farm and having the best interest of the community at heart. Everything they do is in the best interest of the local communities and striving to be environmentally, socially, and economically sustainable. Some discussion regarding PFAS and whether this could bring more into the Town occurred.

Matt Schultz discussed his request for the rezone. He owns and operates a dumpster rental business. The Commission discussed the County violations and as he is moving in the right steps to rectify this. He made a mistake in storing the dumpsters here and is intending to get this resolved correctly. They discussed the number of dumpsters and the size, the current storage, and whether water could run off into the nearby creek.

NEW BUSINESS:

A Rezone request by Linda Skaar on behalf of Dorothy Skaar regarding parcel #0612-173- 9500-2, 1210 and 1226 Koshkonong Rd. Cambridge, WI 53523 to separate and rezone one 5.2 acre parcel with house and outbuildings to RR-4, and to separate and rezone one 2 acre parcel with existing house to RR-2 in order to sell in the future as standalone residential properties.

**Jim Lowrey moved to approve the request by Linda Skaar. Adam Travis seconded the motion.
MOTION CARRIED 5-0**

Land division, Rezone, and Conditional Use Permit requests regarding parcel #0612-102- 9500-7 by Christiana AD1 LLC on behalf of Duane Hinchley, to divide and rezone 20 acres to FP-B, in order to support construction and operation of Anaerobic Digester

**Jim Lowrey moved to table to the following meeting. Steve Kriedeman seconded the motion.
MOTION CARRIED 5-0**

A Rezone and Conditional Use Permit request by Matt Schultz regarding parcel #0612-362-8060-0, 135 Hoopen Rd. Cambridge, WI 53523, to rezone 1 acre to LC- Limited Commercial in order to store dumpsters that are not being rented.

**Dawn Redford moved to deny the rezone and CUP request by Matt Schulz. Adam Travis seconded the motion.
MOTION CARRIED 5-0**

ADJOURNMENT:

**Adam Travis moved to adjourn the meeting. Steve Kriedeman seconded.
MOTION CARRIED 5-0**