April Plan Commission Meeting

# Meeting minutes

#### Barton Town Hall, 3482 Town Hall Rd, Kewaskum, WI 53040

#### Monday, April 7, 2025 - 7:00 p.m.

#### Call to order, Attendance, Notice of Posting and Pledge of Allegiance.

Turner called the meeting to order and stated that the Public Hearing and Notice of Meeting were property posted at the Transfer Station and Town Hall bulletin Boards. The Pledge of Allegiance was said by all present.

PLAN COMMISSION MEMBERS PRESENT: Zoning Administrator Steve Wendelborn, Chairman Kris Turner, Commissioners: Vicky Hopp, Dave Jacak, Clayton Eggie, Lea Blake, Ryan Treleven, and Kim Mueller. Members of the public: fourteen.

#### Approval of minutes of any previous meetings not yet approved.

Jacak made a motion to approve the minutes of March 3, 2025, seconded by Eggie and the motion carried.

"From the Floor" - (ten minutes) – Public input of future agenda items.

Turner asked if there were any agenda items that someone would like to put on for the next plan commission agenda. No items were suggested by the attendees.

#### Public Hearing for rezoning property under the Town of Barton Zoning Ordinance.

Turner announced the public hearing to consider the application of Heidi Luft for rezoning property under the Town of Barton Zoning Ordinance section 500-36. The applicant sought approval to rezone tax key number T2-4640 from R1 residential to R4 residential. The property was described as part of the W ½ of the NW ¼ of section 34, Town 12 North, Range 19 East, Town of Barton, recorded in volume 1263 page 285 and document 1595839 at the real property listers office, Washington County. It was more generally known as vacant land on the southeast corner of the intersection of Town Hall Road and Wildwood Road.

Turner called for a motion to enter into public hearing. The motion was made by Hopp and seconded by Eggie.

Wendelborn provided information about the property, stating that only a small area was buildable, with the rest being wetland unsuitable for building. The applicant wanted to build a 1400 or 1500 square foot house on the property and change the zoning to allow for a smaller home. Wendelborn explained that the property couldn't be divided further, and a larger house would not fit on the lot while meeting setback requirements.

Scott Derge, representing a nearby club, asked questions about the proposed rezoning. He inquired about the size of the house, the zoning change, and potential noise concerns due to the club's activities. The applicant, who grew up nearby, stated they were used to the noise and had no issues with it.

Turner asked if anyone else had concerns to discuss. With no further comments, a motion was made by Jacak, seconded by Hopp to close the public hearing. The motion carried.

#### Discussion and action for rezoning property under the Town of Barton Zoning Ordinance.

Turner opened the discussion for the rezoning application. Wendelborn noted that the R4 criteria for a multi-story, less than 3-bedroom house required 1600 square feet. The applicant stated their plan to met this requirement.

A motion was made by Blake to approve the application of Heidi ~~Look~~ Luft for rezoning the property with tax key number T2-4640 from R1 to R4. The motion was seconded by Hopp and all agreed.

Discussion on Kevin Parish sketch plan review for Glenwick Business Park.

Rebecca Serwatt and Tracey represented Kevin Parish, who was not present. They presented a concept plan for the Glenwick Business Park at 7731 State Highway 45, Tax Key T2-45900H.

The plan involved renovating the existing building and developing additional warehouse or storage units on the west side of the property. The property was zoned LM (Light Manufacturing), allowing for multiple uses. Wendelborn explained that specific uses would need to be approved based on the town's zoning chart.

Concerns were raised about parking requirements, drainage, and snow storage. The representatives were advised to work with Kevin to address these issues and possibly rework the development plan.

The commission discussed the need for buffers, fencing, and security measures. They also touched on the possibility of building more business units instead of storage units, which would be preferred.

No formal action was taken, but Serwatt’s were advised to work with Kevin to refine the plan and address the concerns raised.

#### Discussion on Joe Kuehn sketch plan review.

Joe Kuehn presented a sketch plan review for the proposed land division and rezone of property Tax Key T2-0083, located in the southeast corner of Highway D and Wildwood.

The property was currently zoned BP (Business Park), but due to changes in the road designations and limited business development in the area, there was discussion about rezoning it to residential. Some commission members felt that residential use would be more appropriate, while others emphasized the importance of maintaining some areas for potential commercial development.

The applicant proposed dividing the property into two lots: Lot 1 would remain BP, while Lot 2 (approximately 18 acres on the Wildwood side) would be rezoned to residential. The commission generally supported this compromise.

No formal action was taken, but the applicant was advised to proceed with a rezoning application for a future meeting.

#### Discussion on Kevin Parish sketch plan review.

This item was withdrawn and not discussed during the meeting.

#### Review and possible updates on existing ordinances.

#### **Possible regulation of shipping containers as accessory structures**

Wendelborn presented information on regulating shipping containers as accessory structures. The commission discussed various aspects of the issue, including:

* Allowing containers in agricultural and industrial districts for storage purposes.
* Permitting temporary use (90 days with one possible extension) for residential moves or construction projects.
* Requiring permits and proper placement on sufficient pads to prevent tipping.
* Prohibiting modifications to the containers for safety reasons.
* Banning the use of containers for housing.
* Considering aesthetic concerns, such as neutral paint colors and placement behind primary structures.
* Limiting the number of containers based on lot or building size.

Wendelborn agreed to draft a more detailed proposal based on the Spring Valley ordinance for review at the next meeting.

#### Review of renewable energy installations siting

Wendelborn mentioned that he needed to gather more information from the state and county regarding renewable energy installations. He noted that projects under 100 megawatts fall under local jurisdiction, while larger projects are regulated by the Public Service Commission. The commission agreed to revisit this topic once more information was available.

#### **Food Trucks in the town.**

The commission briefly mentioned food trucks but decided to tackle this topic at the next meeting.

#### Announcements and correspondence.

No announcements or correspondence were discussed.

#### Adjournment.

A motion to adjourn was made by Eggie and seconded by Hopp. The motion carried, and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Sherry Eckert
Secretary of the Plan commission