***TOWN OF BARTON***Minutes

Minutes from Public Hearing and Plan Commission Meeting

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

Monday, May 5, 2025 – 7:00 P.M.

1. Chairman Turner called the meeting to order at 7:00 P.M.

Turner stated that prior to the Public Hearing and Notice of meetings were properly posted at the Transfer Station and Town Hall Bulletin Boards, the Town of Barton Website.

The Pledge of Allegiance was said by all present.

PLAN COMMISSION MEMBERS PRESENT: Zoning Administrator Steve Wendelborn, Chairman Kris Turner, Commissioners Mike Dricken, Vicky Hopp, Ryan Treleven, Kim Mueller and Secretary, Sherry Eckert. Members of the public: one.

1. Motion by Hopp to approve the minutes of April 7, 2025 with a correction of the spelling of the last name of Heidi Luft not Look, seconded by Dricken. Motion carried 5-0.
2. From the Floor (Ten Minutes): None
3. Public Hearing Application For Physical Fitness Facility Special Use: Motion made by Hopp seconded by Dricken to enter public hearing. A roll call vote was taken, and the motion carried unanimously. Chairman read notice of public hearing called to consider an application for a physical fitness facility special use under Chapter 500, Part 10, Article XXXI, Table 5, SIC#7991, which is considered a Special Use in the Limited Manufacturing District on the property described as Tax Key Number T02- 0045900H, Part of the NW ¼ of the NE ¼ of section 34 Town 11 north, Range 19 east in the Town of Barton further described in document 1607911 and in volumes 551 page 107, volume 778 page 664 and volume 910 page 267. The property is more generally known as 7731 State Highway 45 S, Kewaskum, WI.

Steve explained that a Jen Lenzendorf had approached him about putting a physical fitness studio in the new business park at the old mill tool location. He mentioned that it was allowed by special use in the district.

A board member inquired if the building would be split up for multiple tenants. Steve confirmed that, to his understanding, it would be.

The applicant, who was present at the meeting, provided additional information. She stated that she would be renting 3,000 square feet in the original building, which was a significant increase from her current 900 square foot space. She mentioned that there would be ample parking available and that the building owners were willing to add extra support for her equipment at no additional cost to her.

The applicant stated that she hoped to be in the new space by July or August, pending the completion of the build-out.

As there was no further input from the public, Hopp made a motion to close the public hearing. Dricken seconded the motion. The motion carried unanimously.

1. Discussion And Action: Application For Physical Fitness Facility Special Use: Following the public hearing, the board moved to discuss and take action on the application for the physical fitness facility special use. Turner, who was related to the applicant, stated that they would abstain from voting on this matter.

The board briefly discussed the parking situation, with the applicant confirming that there would be ample parking available in front of the building.

Dricken made a motion to grant the special use for the aforementioned property. Hopp seconded the motion. The motion carried 4-0-1.

1. Discussion: Mike Janz Property Tax Key #T2022800A. Wendelborn provided an overview of the property owned by Mike Janz, located at the corner of Jansen Drive and Wildwood Drive, across from Albecker Park. He explained that Mr. Janz had originally considered putting storage buildings on the property but decided against it due to potential water problems and the narrow width of the lot.

Mr. Janz expressed interest in selling the property to a land trust, the town, or possibly the utility company, as he wanted to keep it out of the city's hands. The board discussed several potential options for the property:

* Selling it to the town
* Selling it to the utility company
* Selling it to Glacier Blue Hills to use as a secondary access to the park
* Creating a small parking lot for park access
* Contacting the Ice Age Trail Foundation as a potential buyer or partner
* The board members suggested various approaches, including:
* Asking Mr. Janz to hold onto the property while the town considers budgeting for its purchase
* Exploring the possibility of a joint venture with other organizations
* Considering naming the property after Mr. Janz if he were to sell it at a reduced price
* Investigating whether the Ice Age Trail Foundation would be interested in the property

The board agreed to put this item on the agenda for the town board meeting to discuss further options and potential partnerships for acquiring and developing the property.

## Discussion Re: Review And Possible Text Updates Of Existing Ordinances

Wendelborn gave copies of Shipping Container ordinances. He asked the PC members to review and come up with their ideas of what they would like to see in the ordinance. Turner asked Wendelborn to forward copies to Blake and Jacak.

Wendeborn also gave information on Food Trucks. He will copy and send to PC members for their review for discussion on the June agenda.

1. Announcements and correspondence. None
2. Adjournment: Motion to adjourn at 7:41 PM by Dricken. Second by Hopp. All agreed 5-0.

Respectfully submitted,

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Sherry Eckert  
Secretary of the Plan Commission

Subject to Approval: These Minutes are to be considered for approval by the Plan Commission at the June 2025 Plan commission meeting.