

TOWN OF BROTHERTOWN
CALUMET COUNTY, WISCONSIN

Minutes of Plan Commission Meeting
July 13, 2024

CALL TO
ORDER

The meeting was called to order at 7:00 p.m. and quorum was declared. Secretary Popp confirmed open meeting notice.

APPROVAL OF
MINUTES

The minutes of the previous Plan Commission meeting were reviewed. Following review, a motion was made and seconded with unanimous approval of the minutes.

BUECHEL STONE
SCHOENBORN ROAD

Scott Buechel was in attendance on behalf of Buechel Stone to discuss the proposal, which involves parking trucks owned by Rolling Rock Star Transit at a Buechel-owned property. The operation would occur on a parcel located outside of the existing Conditional Use Permit area. The site would be used to park trucks, some of which are used by Buechel to haul stone from its quarries to its main plant for fabrication or inventory. The use would not be exclusively tied to the adjacent quarry.

Attorney Parmentier distributed a document with his analysis of the Zoning Ordinance. He explained that there is currently no use listed within the Zoning Ordinance that would allow this type of operation as a stand-alone use. Therefore, the only possible way for it to occur under the existing Ordinance would be for this operation to be included with the existing quarry permit. However, Attorney Parmentier stated that this was not achievable, as the relevant property is outside of the existing permit area, the operator is a separate company than the quarry operator, and the use of the trucks would not be tied to the adjacent quarry.

Attorney Parmentier stated that the only way for this use to be allowable would be for the Town to amend the Zoning Ordinance to authorize it. The Plan Commission explained that it would consider this as part of its broader Zoning Ordinance project.

PHILLIPS CUP
REQUEST

Rachel Phillips was in attendance to present an updated proposal. She shared blueprints with the Plan Commission showing what they're seeking. This includes a toilet, utility sink, and shower. She stated that they would be agreeable to a deed restriction regarding the use of these facilities.

There were some public comments from neighboring property owners indicating that they are opposed to there being shower facilities in the building. The applicant also stated that she was unsure about whether there would be a septic system placed on the back lot.

The Plan Commission tabled action so that the applicant could provide more information, which will include plans for septic as well as potential modified blueprints showing no shower within the building.

EIBS/HANSEN
JEFFERSON ROAD
PROPERTY

The property owners/representatives were in attendance to discuss their property on Jefferson Road. The issue involves a proposal to build a new residence on a nonconforming lot. This matter is going before the Board of Appeals on July 16, 2024 for a variance. There was some brief general discussion of variances but no action by the Plan Commission.

ZONING ORDINANCE
REVIEW

Attorney Parmentier circulated a memorandum responding to various comments and questions about the existing Zoning Ordinance that were presented at the last meeting. The Commission discussed various matters contained within the first 30 pages of the Zoning Ordinance, with the rest to be reviewed later. As part of this review, the Commission identified various decision points that need to be addressed in creating the updated code. Attorney Parmentier will prepare a list of those decision points to present to the Commission so that they can make their decisions at an upcoming meeting.

ADJOURNMENT

There being no further business coming before the Plan Commission, a motion was made and seconded with unanimous approval to adjourn.

Respectfully submitted,

Anita Popp, Secretary