

## **Exeter Planning Commission**

### **Public Hearing**

**March 18, 2025**

**7:00 PM**

**Attendance:** Paul O'Connor, Mark Gundlach, Ed Short, Hans Justeson, Chris Meier, and Clerk Dawn Sass.

**Public:** Anne Marie Gillespie and her husband, Monica Pastrana and her son, Ted Fahey, Todd from JSD, Robbie Neal, Dan DeVoe, Leann Neal

### **Public Hearing:**

- 1) The Town of Exeter has received a request from Marvin Schneider, W4437 CTY W, New Glarus, WI 53574, to create one lot on his farm. This lot will access CTY HWY W. The lot will be approximately 4.71 acres. Parcel #23014 0118.0300, Sec. 17, T4N, R8E PRT NW4 CONT 143.51A; N2SW4 & SW4, SW4 CONT 116.5 EXC, CSM 3734 & EXC CSM 4391 & EXC LOTS 1 & 2, CSM 4601 & EXC LOT 1 CSM 4719, 253.610 ACRES.
- 2) The Town of Exeter Planning Commission will hold a public hearing on all proposed amendments to the 2000 Land Use Plan. Public comment during the hearing or comments submitted in writing prior to March 18<sup>th</sup> will determine which amendments are considered for adoption at the Exeter Town Meeting on April 14, 2025.

**Motion to close public hearing (HJ/MG), all in favor, motion carries.**

Public Hearing closed at 7:10PM

**Regular Planning Commission meeting – 7:10PM**

**Approval of Minutes: MOTION to approve minutes from 1/21/25 Public Hearing and Regular Planning Commission Meeting (CM/HJ), all in favor, approved.**

**Public Input:** Ann Marie Gillespie – Bischoff land development, Todd – the differences are very subtle – one has thirteen lots and the other has twelve, maybe ten lots. Paul – this is a re-plat so you are subject to the Land Use Plan rules, cluster would give you nine lots. No lots on the north side. They want an exception. Ed – we have never granted an exception. You would have to do a subdivision plat with a road to town specifications. You could do six lots and 3 (1.5 to 2.5 acres) lots if the wetlands allow for it. What if he kept lot six and lot 7 (land is a total of 113.21 acres). If you kept two lots, you are burning two splits (a total of sixty acres). There is only one access point to the road. The north side of land would only have access along fence

line by Helwig property. Wetland delineation would have to be filed with the DNR before the Plan Commission/County would issue permit to build a home.

### Old Business:

- Land Use Plan review – p 4 in land use plan -residential lot requirement shall be as follows excluding right of way and shared driveway easement area. Next -p 6 access – driveways minimum line of sight 400 ft on town roads (was 500 ft spacing). Or reference state standard. End of paragraph – each lot may only be served by one driveway; private driveway may only serve a maximum of three residences. Page 2 - #5 - cluster development may have up to three residences with signed agreements. #9 - Driveway – surface twelve feet, if shared 14 ft. over 500 ft in length, bump out must be every three hundred feet. #14 – lot – parcel of land 66 ft min potential of ROW, #22 – private road – max four or more single family lots, private road must be built to town road specifications. Lot sizes – 1.5 acres not including ROW. Cluster – none of lots etc. easement agreement. Minor sub p 15 item #2 – upon board approval -clerk will record all documents. CSM not approved until driveway approval by town. Delete Item 4 escrow fees. Minor subdivision Preliminary plat CSM \$400.00, subdivision \$1,500 for each five lots up to a maximum of \$5,000. Subdivider pays a fee of \$10.00 for reapplication – delete. Delete Item #6 – final plat review. Condo development review fee \$400.00 get rid of \$10.00. P44 – fees in lieu of land dedication (park land dedication) – leave as is. P50 – private road discretionary, constructed to town road standards. P53 – under street - conservation development leave as is.

### New Business:

- M. Pastrana request for Conditional Use Permit - The Town of Exeter has received a request for a Conditional Use Permit from Monica Pastrana, W3954 Vista Ln, Belleville, WI 53508, is requesting a conditional use permit for occasional hosting of small-scale outdoor events – tours of her botanical and vegetable gardens and crafting of herb infused vinegars, teas and non-alcoholic beverages, accessible to the public by County Road CC, Belleville, Parcel #23-014 0143.4600, NE ¼ of the SW ¼, Section 21, T4N, R8E. Paul – up to twenty non-family members per event, May to October for operation, maximum of six times per year, during weekend days, 9AM to 5PM hours of operation, on-site parking (no street parking). **Motion to approve C.U.P. for up to twenty people (non-family), operating between May-October, hours 9AM – 5pm, weekend days only, up to six events annually, and on-site parking (HJ/MG),** all in favor, motion carries.
- Discussion Conditional Use Permit and Zoning – Brian Yapp’s shed burned down, he went to Green County to get a permit to re-build saying he will store machinery, do maintenance on trucks, change oil, etc. Green County said he must have his property re-zoned to industrial (heavy mechanic repair). Brian would have to separate his house and create a new lot for the shed. He could get a C.U.P. for contractor storage yard.

**Adjourn: Motion to Adjourn (HJ/CM), all in favor, adjourned at 9:11PM**

Respectfully submitted,  
Dawn Marie Sass