

Exeter Planning Commission

Public Hearing

January 21, 2025

7:00 PM

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

Public: Ted Fahey, Katrina Hughes, Kent Brauer, Bob Talarczyk, Marvin Schneider, Monica Pastrana and two other town residents

Public Hearing:

The Town of Exeter has received a request for a Conditional Use Permit from Katrina Hughes, N7699 County Road D, Belleville, WI 53508 to operate a Fenced-In Dog Exercise Yard, accessible to the public by County Road D, Belleville, Parcel #23-014 0242.3000, NE ¼ of the NW, Section 35, T4N, R9E.

Katrina – People must know each other and the dogs must be friendly. No aggressive dogs will be allowed. They will book a reservation with the app SniffSpot (dogs must be vaccinated per SniffSpot rules). Minimum of one hour and maximum of two-hour slots, only five dogs at a time. Katrina can block off times/dates when she would not be available on the property and reservations would not be allowed. Parking for four vehicles. Could be year around weather permitting. No port-a-potty or water available and they should bring their own waste bags but Katrina will have a waste station and garbage cans available. Ted – how much dog waste would be brought to the town recycling center? The recycling center has a policy of no commercial waste. Katrina said she is not sure because it would depend on how long the dogs were there. The hours would be flexible based on the seasons, no lights but a motion sensor on the shed just to check activity. Ed – I would like to see set hours. Would April through November, summer hours 8AM-6PM and December through March, winter hours 9AM-4PM work for you?

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

Public Hearing closed at 7:14PM

Regular Planning Commission meeting – 7:14PM

Approval of Minutes: MOTION to approve minutes from 8/20/24 Regular Planning Commission Meeting (MG/HJ), all in favor, approved.

Public Input: None.

Old Business:

- Land Use Plan review – Paul states that the land use plan requires an annual review for updates, changes, or issues that need to be clarified in the land use plan. Issues are driveways along some of the roads. Three houses in a cluster development – one driveway to serve all three homes (currently, only two houses per driveway). Town of Verona uses condominium plats to lessen the number of driveways. Exeter does not want to take on more roads, especially short, cul-de-sac roads. Paul thinks the driveway should be an out lot so that all three houses have an interest and share the tax burden. Bob Talarzyk said that Green County does not allow out lots for roads. Hans said it could be done by easement (we would need a template for that). Ed thinks that the spacing of five hundred feet should be eliminated and replaced with safety of driveway placement. Hans said there is a calculation for driveway placement (state standards). Paul - cluster lot sizes need to be added to the land use plan. Paul – recording of documents needs to be included in the Land Use Plan to ensure that all documents are recorded properly. There is supposed to be an escrow for certified surveys, and we need to start using this for money to pay for clerk's time to get to Monroe and fees for recordings. The fee structure needs to be updated – it has been the same since the adoption of the Land Use Plan. Ted - it should be pulled out of the Land Use Plan and separate just as all the fees are. Ed - the length of time that a driveway permit is in effect should change. Two years seems good. Multi-use driveways should be fourteen feet wide. A cross-section diagram should be included. Paul – request in November to change the layout of a previously drawn up plat (prior to the land use plan adoption). Paul believes that the land use plan should apply to the new plat. Ed – this is a total design change, and the current Land Use plan should apply. Chris – they are re-doing all the lots so the Land Use Plan should apply, not grandfathered in. Hans – the company he works for is doing this plat which was done in a different time and people do not want this type of plat anymore. The owners are trying to adapt to the changing market. Paul – there are about six items that need updating in the Land Use Plan, we need to have a public hearing and then move updates to the town board. **Motion to work on plan updates, (HJ/MG), all in favor, approved.**

New Business:

- The Town of Exeter has received a request for a Conditional Use Permit from Katrina Hughes, N7699 County Road D, Belleville, WI 53508 to operate a Fenced-In Dog Exercise Yard, accessible to the public by County Road D, Belleville, Parcel #23-014 0242.3000, NE ¼ of the NW, Section 35, T4N, R9E. Paul – any thoughts from the commission? Ed – add times for operation. **Motion to approve C.U.P. with the hours added and subject to summary as suggested (ES/CM), all in favor, approved.**

- M. Schneider land division – Bob Talarczyk, preliminary layout with what Marvin would like to do. Two houses now with one driveway serving both. Marv wants to re-plat so he could have four acres to build another house using the same driveway (three houses on a drive). First house plated before land use plan adopted. The driveway separated the farm from the house creating a new parcel. Matt wants to cut houses off from the original farmstead (1.9 acre), using the same driveway with a shared driveway agreement. The 1.9-acre parcel would not involve a deed restriction. One shared well – needs a shared well agreement document filed with the county. Septic and well are with the existing house. The new farm plat would have to have its own well/septic unless they have a shared agreement with the existing house.

Adjourn: Motion to Adjourn (MG/HJ), all in favor, adjourned at 8:12PM

Respectfully submitted,
Dawn Marie Sass