

Exeter Planning Commission

Public Hearing

March 18, 2025

7:00 PM

Attendance: Paul O'Connor, Mark Gundlach, Ed Short, Jeremy Biermeier, Chris Meier, and Clerk Dawn Sass.

Public: Dave Tollefson, Bob Talarczyk, Ted Fahey, Ron Venden, Marvin Schneider, and Debbie Schneider

Public Hearing:

- 1) 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 18th will determine which amendments are considered for adoption at the Exeter Town Meeting on April 14, 2025. Ted – the intent is to use wasteland instead of quality farmland for house placement. Ron Venden – will you still need thirty acres for lot division, with changes being made would it ever change in the future so he could divide his lot? There are no changes being made to the 30-acre minimum requirement. Ron said another house would bring in more taxes. The land use plan was put into effect to minimize the development of farmland. Until town residents decide that more development is necessary, it will stay at the minimum 30-acre requirement. Dave – were you able to put a road onto farmland before? Yes, but not as far back as we will now allow.

Motion to close public hearing at 7:15 PM (ES/MG), all in favor, motion carries.

- 2) 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. Paul – what Marv is requesting is subject to the approval of the changes to the Land Use Plan. Ted – what is the timetable? In the regular meeting, we will discuss changes. If approved, this gets to the town board at the next board meeting on April 14.

Motion to close public hearing (MG/JB) close hearing 7:19PM

Public Hearing closed at 7:19PM

Regular Planning Commission meeting – 7:19PM

Approval of Minutes: MOTION to approve minutes from 2/25/25 Public Hearing and Regular Planning Commission Meeting (CM/MG), all in favor, approved.

Public Input: Marv – question – any opposition to the CSM? Were letters sent out? Yes, none were returned.

Old Business: None.

New Business:

- M. Schneider – Creation of one lot CSM, approx. 4.71 acres – one driveway would serve three houses (currently two on the driveway). If the changes are approved to the land use plan, he could use the driveway. Marv – farm is potentially sold. There is a parcel that was never recorded. Floating deed for 25.29 acres attached to the farm. Two lot CSM – adding the 66 ft easement strip that goes out to County Road W. Shared driveway agreement must be recorded as well. **Motion - recommend to the town board approve the CSM for W4437 County Rd W for 4.71 acres on the contingency of land use plan changes being approved along with shared driveway agreement and floating deed for 25.29 acres (ES/MG), all in favor, approved.**
- Land Use Plan – Proposed Amendments – went through all proposed amendments. **Motion to approve the documented changes to the land use plan as discussed (PC/CM), all in favor, approved.**

Adjourn: Motion to Adjourn (MG/JB), all in favor, adjourned at 8:19PM

Respectfully submitted,
Dawn Marie Sass