

Exeter Planning Commission

Public Hearing

May 20, 2025

7:00 PM

Attendance: Paul O'Connor, Jeremy Biermeier, Chris Meier, Hans Justeson and Clerk Dawn Sass

Public: Ted Fahey, Ed Short, Dave and Marilyn Bollig, Jayson Lengnick, Candy and Jay Christen, Scott Nichols, and Mr. Kratzenberg,

Public Hearing:

- 1) The Town of Exeter has received a request from Dave and Marilyn Bollig, N9401 Hughes Rd. Belleville, WI 53508 to create 4 lots, the parcels to be located on parcels #23-014-0078.3000/0078.1000/0078.0200, NW1/4 of NW1/4, Section 12, T4, N-R8E, Town of Exeter. The lots will be 1.7 acres, 1.75 acres, 23.99 acres and 4.82 acres. Jayson Lengnick asked about seeing a map and how the divisions would look. Ed Short explains what the divisions will look like. **Motion to close public hearing at 7:10PM (HJ/JB)**, all in favor, approved.
- 2) The Town of Exeter has received a request from Fahey Brothers LLP, W4060 Fahey Rd., Belleville, WI 53508 to create four lots, the parcels to be located on parcel #23-014-0031.0100, SW1/4 of SW1/4, Section 4, T4N-R8E, Town of Exeter. Has – easement? Is it entirely on lot three? Out lot that is agricultural use only. Candy – where is the driveway and is there five hundred feet line of sight? Ed – we do not require five hundred feet; it was changed in March during the review of the Land Use Plan. Candy – Why did we do away with the 500-foot line of sight. Paul explains why the changes and Hans explains the calculations used. Jay asked if they would still be able to do things with their farm. Ed states yes.
- 3) The Town of Exeter has received a request from Fahey Brothers LLP, W3854 Fahey Rd., Belleville, WI 53508 to create one lot, the parcels to be located on parcel #23-014-0031.0200, SW1/4 of SW1/4, Section 4, T4N-R8E, Town of Exeter. (HJ/CM) closed at 7:16PM. **Motion to close public hearing for both Fahey Brothers LLP requests (MG/CM)**, all in favor, motion carries.

Public Hearing closed at 7:16PM

Regular Planning Commission meeting – 7:16PM

Approval of Minutes: MOTION to approve minutes from 3/18/25 Public Hearing and Regular Planning Commission Meeting (CM/JB), all in favor, approved.

Public Input: Scott Nichols - can I combine lots to make a larger parcel? Paul – Yes, you can. You will need to have a certified survey done, then bring it to the town board to sign off on. Town policy is at least one-and-a-half-acres for a buildable lot.

Old Business: None.

New Business:

- 1) The Town of Exeter has received a request from Dave and Marilyn Bollig, N9401 Hughes Rd. Belleville, WI 53508 to create 4 lots, the parcels to be located on parcels #23-014-0078.3000/0078.1000/0078.0200, NW1/4 of NW1/4, Section 12, T4, N-R8E, Town of Exeter. The lots will be 1.7 acres, 1.75 acres, 23.99 acres and 4.82 acres. Driveway access has been approved by county and township. They have enough land to make the divisions. There would be a deed restriction which would be recorded. Jayson L. – what is the land zoned as? Paul - Ag and it would remain ag. Lot four is being widened and lengthened. **Motion to approve additional lots subject to deed restrictions, re-configuration of three lots and creation of one lot, shared driveway agreement for lot one and lot two the remaining driveway is fine. Deed restriction recorded and noted on CSM (HJ/CM), all in favor, approved.**
- 2) The Town of Exeter has received a request from Fahey Brothers LLP, W4060 Fahey Rd., Belleville, WI 53508 to create four lots, the parcels to be located on parcel #23-014-0031.0100, SW1/4 of SW1/4, Section 4, T4N-R8E, Town of Exeter. 25.173 deed restricted. **Motion three lots and an out lot, lots 2 and 3 will have a shared driveway with agreement, lot three will have a 66 foot wide ingress/egress to serve lot 1 with agreement, will be recorded on the CSM, deed restriction of 25.173 acres, out lot one will be deed restricted for ag use to the parent parcel only (HJ/JB), all in favor, approved.**
- 4) The Town of Exeter has received a request from Fahey Brothers LLP, W3854 Fahey Rd., Belleville, WI 53508 to create one lot, the parcels to be located on parcel #23-014-0031.0200, SW1/4 of SW1/4, Section 4, T4N-R8E, Town of Exeter. There is sufficient land, driveways have been identified and approved for access. Ted states they have only owned the land for three years, it is not ag land, and they have cleaned up a lot of the dead trees. Hans – will there be only one deed restriction? The four lots will have their own deed restriction, and the single lot will have its own deed restriction. CSM can only have four lots, the out lot will be one of the lots. 28.809 deed restricted. Jayson Lengnik – what are the rules for dividing land? How often can this be done? Paul explains the Land Use Plan. **Motion to approve one lot of 1.931 acres with a deed restriction of 28.809 acres on the parcel (PO/HJ), all in favor, approved.**

All items will be on the agenda for the June 9 Town Board meeting for approval or denial.

Jayson Lengnik – will someone be able to come back and split the Bollig properties for more lots? No, the lot lines can move but there will never be more than four lots.

Ted – A conditional use permit for contractors' storage yard for Brian Yapp will be coming before the plan commission. There needs to be a public hearing next month. He only has a few days to get paperwork into the town clerk for noticing. The new building does not meet commercial re-zoning plans.

Adjourn: Motion to Adjourn (HJ/CM), all in favor, adjourned at 7:50PM

Respectfully submitted,
Dawn Marie Sass