TOWN OF JANESVILLE
PLANNING & ZONING
May 5th, 2025
Minutes Public Hearing

Attendance

Doug Rebout, Janet Kassel, Lon Coplien, Bill Curtis, Dennis Thiele, Matt Everhart, David Henkelmann, Julia Donahue & Attorney Holly Jensen

Meeting called to order 6:45 pm by Doug Rebout

Minutes of April 7th, 2025 Planning and Zoning meeting deemed approved as submitted. Motion to approve: Janet Kassel Second: Matt Everhart Carried

Public Hearing Notice is hereby given that discussion and possible recommendations to the Town Board on requests from Richard and Gretchen Manthei, 635 Russell Rd, Janesville WI 53545 for a Minor Land Division and a Re-Zone on their property in the Town of Janesville, tax parcel number 6-8-106. The request is on their 45.49 acres to divide off 1.68 acres and rezone it from Agriculture 1 to Rural Residential.

No one speaking for or against.

CLOSE PUBLIC HEARING

Currently zoned A-1 Wants to re-zone to Rural Residential.
Zoning across road is SFRR or RR
Not in Farmland preservation.
The reason is to build a new house.
The building on the provided map is sitting in road right away.
House location will be built in the middle of the lot. (1.68 acre)

Motion to approve land division: Bill Curtis Second: David Henlelmann. Carried

---

OPEN PUBLIC HEARING

Motion to approve Re-Zone from A-1 to RR

No one speaking for or against

CLOSE PUBLIC HEARING

Motion to approve re-zone 1.68 parcel to Rural Residential: Matt Eveerhart Second: Lon Coplien Carried.

B. A Public Hearing Notice is hereby given that the Planning and Zoning Board will hear discussion and give recommendations to the Town Board on a request from the Janesville Beloit Kennel Club 5416 W. County Rd A, Janesville WI 53548 for a change to their existing Conditional Use Permit (CUP) which would allow for more hours and days of operation and that the condition of not having outdoor classes after 6:00pm be removed.

Mike Truesdall 1061 S Pearl (President of Club)
No off-leash dogs ever – 6 ft leash, no flex leashes allowed.
ONLY a training facility.
Under Kennel ordinance with township, however not an operating kennel.

Dave Brethauer 17348 Gempler rd. Brodhead addresses what the club wants/needs:
1. Increase number of events held- limit is currently 4 per year.
2. Increase hours of business.
They are offering more classes, so they need more "conditions" added to conditional use permit.

Pete Severson 1817 Wesley Ave – VP of Club
Property is ideal for what the club does. The current 6pm does hinder class times (agility). Club wants to be a good neighbor.
Club has been at location ~ 1 ½ years -No complaints.

CLOSE PUBLIC HEARING

Board of appeals approved a variance – more dogs.
Possibly 60 dogs – at transition of classes.
Each trainer has 12 dogs with an assistant at all times.
A community-based business.

A motion to change to the existing Conditional Use Permit with the following conditions & any conditions not modified by this motion stays in place.

Outside Hours – 9am to 30 minutes after sunset.
Inside Hours – 7am – 9 pm.
100 dogs maximum at any time.
Leash requirement 6ft max. (in unsecured area).
Parking is only allowed on premises only.

Motion to approve: Janet Kassel Second: Matt Everhart Carried.

Citizen Participation - None

Motion to adjourn: Janet Kassel Second: Matt Everhart @ 7:46 pm

Submitted by, Julia Donahue