TOWN OF LYONS PLANNING COMMISSION Meeting MINUTES OF April 8, 2025

Meeting called to order by Dave Held at 7:30pm. The official meeting notice and agenda was read by Al Bjorkman.

Planning commissioners present were Dave Held, John Otten, Leonard Wardzala, Al Bjorkman. Jeff Block was absent. Also present were all three Board members and 12 interested persons.

Motion by Al Bjorkman and second by Leonard Wardzala, to approve minutes of February 4, 2025, carried.

H. R. BATTERMAN ENGINEERS, AND LIBERTY WOODS LIFE LLC, OWNERS, REQUEST A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT IN C-2 ZONING. PARCEL IS 79.4 ACRES ALONG TOWNLINE ROAD AND HWY 12 AND KNOWN AS TAX KEY NLY3200009.

Representatives from Batterman Engineering who are working with Mr. Roch Tranel, landowner, presented a new conditional use plan with some re-locations of some of the prior plan's residential structure sites. Use is still set at a possible 6 structures. The main changes moved some of the barndominiums away from other single family homes. No other changes were proposed. The owner said the original 9 year time plan is still proposed. The owner said one of his children will likely build first.

Bjorkman urged the owner do their best in preserving legacy oak trees.

Bjorkman followed up on question from the February meeting regarding short term rentals. The state of Wisconsin has passed a law controlling short term rentals. Local government cannot pass anything more restrictive than allowed by state law with a few exceptions, IE. a Homeowners Association can prohibit short term rentals.

Walworth County has passed a short term rental ordinance. This requires a permit, an inspection of the property for fire safety, a permit fee, and a limitation of not more than one rental in a 7 day period. One person and another part-timer manage this at the county level and are supposed to be the contact for any issues with short term rentals.

Motion by Al Bjorkman, second by Leonard Wardzala, to recommend approval to the Town Board of the proposed Conditional Use Plan as presented and documented with the following conditions:

the owner use Night Sky sensitive lighting on exterior lighting fixtures

follow wetland delineation in placement of all road and structures

limit development to a maximum of 6 single family homes

complete the easement CSM prior to final approval

no short term rentals except as allowed by ordinance

limit development work to a 9 year window

carried.

NATHAN AND EMILY OLSZAK OWNERS AND COMSTOCK FAMILY TRUST APPLICANTS SEEK A CONDITIONAL USE PERMIT ON A FORMER FARM SEPARATION TO BUILD A SINGLE FAMILY RESIDENCE AT 6521 HOSPITAL ROAD, KNOWN AS TAX KEY NLY900003.

Owners had met with Walworth County and will meet any setbacks required for a new single family home. An existing home is on the NE corner of the property but is in such ill-repair it may well be torn down.

Property is overall 70+ acres and zoned A1 AG. They will continue to rent out existing farmland for row crops. Exact location of the home will be based on a fine tuning of property drainage.

Bjorkman commented if they want to do some native landscaping on the portion of the property there are folks who would advise them on that.

Motion by John Otten and second by Leonard Wardzala, to recommend approval of the conditional use to the Town Board approval of the CSM easement map, carried.

Next meeting if an agenda is May 5, 2025.

Motion to adjourn at 7:52pm by Al Bjorkman, second by Leonard Wardzala, carried.

Respectfully Submitted,

Al Bjorkman

Secretary