

Joint Planning Commission Minutes

Meeting held April 29, 2025 @ 6:00PM

Re-zone Meeting was called to order at 6:00PM by Chairman Tony Spranger

Followed by the pledge of allegiance

Planning Commission members present: Tony Spranger, Chuck Tesnow, Chastity Altman, Dennis Slattery, Dennis Hall and Ron Hilgart all present

Board of Adjustment/Appeals members present: Larry Scholze, Mike Schwake and Cindy Pelot all present

Also present: Dick Goodwin, Sandy Nieman, Tom Nieman, Dennis Larson, Rob Datke, and Linda Datka

Agenda 1: Rezone request of 2.75 acres to Commercial by Robert Datke for home-based trucking company

Tony read 15a and b from the rezone request submitted by Robert Datka

Question asked by planning commission member what type of trucking? Robert replied semi

Question asked does 2.75 acres have to be surveyed? Answered No but must be recorded with the county.

Question asked about road limits? Answered that, this is not a concern for the Planning Commission. Town Board will address that question and concern.

Chuck Tesnow may a motion to approve the rezone request, Dennis Slattery seconded

Motion passed in favor 6 of 6

Dennis Hall made a motion to adjourn re-zone meeting, Chuck Tesnow seconded

Adjourned at 6:20pm

Agenda 2

Planning Commission Meeting was called to order at 6:22PM by Chairman Tony Spranger

Continuation from Oct 15th about how to handle preexisting under 2 acre lots in an agricultural district. Whether to amend Zoning Ordinance or Not

Reviewed of questions sent to Town lawyer and replies to those questions.

Reviewed three amendment options sent to us by Lynn Markham (Land Use Specialist UW Madison)

Proposed Amendment was considered the best option- Existing Lot Use: Lots of at least one acre existing and of record prior to [plug in date; perhaps when you changed to 2-acre min lot size], but of substandard size, may be devoted to uses permitted in the zone in which located if all other ordinance standards are met. Lots less than one acre may be devoted to uses permitted in the zone in which located only if the applicant provides evidence that all variance standards are met, and a variance is granted by the Board of Appeals.

MUCH discussion among members and town members of the pros and cons of amendment.

Dennis Slattery made a motion to Amend 3.09 (2) Existing Lot Use in current ordinance to:

Existing Lot Use: Lots of at least one acre existing and of record prior to [plug in date; perhaps when you changed to 2-acre min lot size], but of substandard size, may be devoted to uses permitted in the zone in which located if all other ordinance standards are met. Lots less than one acre may be devoted to uses permitted in the zone in which located only if the applicant provides evidence that all variance standards are met, and a variance is granted by the Board of Appeals.

Larry Scholze seconded

More discussion on the motion on the floor.

Motion failed 5 to 1, Tony Spranger was the 1 vote yes to pass.

Next Committee Touchbase Meeting to be schedule in fall

Dennis Hall made a motion to adjourn meeting, Dennis Slattery seconded

Minutes submitted by Chastity Altman, Secretary