

**TOWN OF ADDISON  
MINUTES OF THE PLAN COMMISSION**

**May 4, 2023**

The meeting was called to order by Chairman Bingen at 7:00 PM. This meeting has been properly noticed.

The Pledge of Allegiance was recited.

ROLL CALL: Members present: Robert Bingen, Lisa Anderson, Steve Fieweger, Gary Karnitz, Leroy Infalt and Dan Wolf. 30 others were present.

APPROVAL OF AGENDA: Motion by Infalt to approve the agenda. Seconded by Karnitz. Motion carried.

APPROVAL OF MINUTES: Motion by Wolf to approve the April 6, 2023 minutes. Seconded by Fieweger. Motion carried.

**PUBLIC HEARING:**

Conditional Use Hearing for Construction of a 1,248 sq ft Accessory Structure Resulting in Greater than 864 sq ft- Anthony Schellinger, 5051 Hwy R, Sec 33. Schellinger was present. He explained that he would like to use the new garage for vehicle storage and a woodworking shop for himself. The old shed will be removed. Chairman Bingen made three requests for public comment and upon hearing none, motion by Anderson to close the public hearing. Seconded by Karnitz. Motion carried.

Conditional Use Hearing for Construction of a 32' x 40' Accessory Structure Resulting in Greater than 864 sq ft (1,280) with a Height Exceeding 15 feet- Rick Flanagan, 5689 Fieldcrest Dr, Sec 26. Flanagan was present. He explained that he needs more storage for vehicles, tractors, and a UTV. Chairman Bingen made three requests for public comment and upon hearing none, motion by Fieweger to close the public hearing. Seconded by Anderson. Motion carried.

Conditional Use Hearing for Self-Service Storage Facilities- Mike Held, Hwy 33-Parcel T1-0333-00F, Sec 15. Held was present. He explained that he wants to build 3 self-service storage buildings. They will be done in stages. There will be no business run out of them or any automotive shops allowed. Each building will be 3,600 sq ft and each unit will be 1,200 sq ft. The plans are currently being reviewed at the state level. Chairman Bingen made a request for public comment. Steven Bingen, 6451 Wildlife Dr, Allenton, 53002 questioned what was going to be done regarding water shed? He owns the property to the west and does not want his driveway flooded. Held said that the state and county would be reviewing the plans and will let him know what type of stormwater management is needed. Chairman Bingen made two more requests for public comment and upon hearing none, motion by Infalt to close the public hearing. Seconded by Wolf. Motion carried.

Conditional Use Hearing to hold Band Fest- Joseph Rehlinger and Thomas DeMers (JJ's On The Bend) 5327 Hwy 175, Sec 28. Rehlinger and DeMers were both present. They explained that they would like to hold outside bands over Labor Day weekend. (August 31 thru September 3, 2023)

A plan was submitted explaining parking, security, food sales, porta-toilets, and also showed a layout of the event. They will offer bussing to the event as well as advertising to use the SafeRide program. They would have 7 different bands beginning Thursday night and ending by 5:00 PM on Sunday. The bands would not play past 11:30 PM any night. Chairman Bingen made a request for public comment. Caroline Stoffel, 5995 Aurora Rd, Hartford, 53027, questioned what type of music will be at the event-Polka? DeMers said it will not be polka music. Shelly Napier, 6288 Hwy S, Hartford, 53027 also spoke. She has lived next to the bar since 2006. She feels safe and comfortable with the new bar operators. They are a great part of the community and have good cliental. She is in total support of the event. Chairman Bingen made two more requests for public comment and upon hearing none, motion by Anderson to close the public hearing. Seconded by Karnitz. Motion carried.

#### NEW BUSINESS:

Conditional Use Permit for Construction of a 1,248 sq ft Accessory Structure Resulting in Greater than 864 sq ft- Anthony Schellinger, 5051 Hwy R, Sec 33. Administrator Fieweger presented a draft conditional use permit. Chairman Bingen read the CUP aloud. Motion by Karnitz to approve CUP A-23-010 as presented. Seconded by Infalt. Motion carried.

Conditional Use Permit for Construction of a 32' x 40' Accessory Structure Resulting in Greater than 864 sq ft (1,280) with a Height Exceeding 15'- Rick Flanagan, 5689 Fieldcrest Dr, Sec 26. Administrator Fieweger presented a draft conditional use permit. Chairman Bingen read the CUP aloud. Wolf asked where the driveway to the garage will be? Flanagan has a driveway off the existing one down to where the garage will be. He questioned if he could have a second driveway. Administrator Fieweger stated no, only one driveway is allowed per parcel. Bingen asked if the height exceeds 15' because they are trying to match the pitch on the house? Flanagan said yes. Motion by Fieweger to approve CUP A-23-011 with the addition of wording limiting driveway access to one. Seconded by Anderson. Motion carried.

Conditional Use Permit for Self-Service Storage Facilities- Mike Held, Hwy 33-T1-0333-00F, Sec 15. Administrator Fieweger presented a draft conditional use permit. Chairman Bingen read the CUP aloud. Wolf questioned if Held would be putting in another driveway or if there is a shared driveway. Held said that the driveway is shared and there is an easement which shows on the CSM. Karnitz questioned the distance between the buildings and why there was a hose bib listed on the plans? Held said eventually he would like to have a well drilled on the property. He is unsure of the distance between buildings at this time. Building Inspector Jeremy Pfeifer said that the state will inform him if the distance needed is not correct on the plans when being reviewed. Bingen asked when construction would begin? Held is hoping for June. Motion by Wolf to approve CUP A-23-012. Seconded by Infalt. Motion carried.

Temporary Conditional Use Permit to hold Band Fest- Joseph Rehlinger & Thomas DeMers (JJ's On The Bend) and Strange Brew Properties LLC, 5327 Hwy 175, Sec 28. Infalt questioned limiting no parking to just Hwy 175. He would like it to be any state or county highway. DeMers said that they will be having 9 portable toilets and the draft CUP only says 8. He also would like a line added that when the property is purchased by Rehlinger and DeMers, Strange Brew Properties will be removed from the permit. Karnitz would like them to notify the fire department of the event plans in addition to the sheriff

and EMS. Administrator Fieweger will make the changes. Bingen stated that they clearly did a great job speaking with the neighbors because there is no opposition and this is in a residential area. This is a temporary permit. Hopefully everything will go well so we can issue another one next year. Motion by Fieweger to approve the CUP with the changes. Seconded by Anderson. Motion carried.

Discussion Regarding Land Division and Rezone- Augmin Investments LLC and Jared & Kim Lisko- 6850 Sunset Dr & 6852 Sunset Dr, Sec 17. The Lisko's were present. The plan is to separate the farmhouse and a few buildings from the remainder of the property. That lot would be approximately 2.5 acres. Bingen noted that a few of the buildings do not meet setbacks, but they would approve it since the buildings are all existing. Bingen asked where the well and septic are for the existing farmhouse. Lisko said they are to the east of the house, away from where the division would take place. Bingen asked what the time frame for the house is and where they intend to build? Lisko said they would get moving as fast as they can, and they are hoping to attach the house to the large pole building. Building Inspector Jeremy Pfeifer said that the shed does have frost footings, so they could possibly do that. It was the consensus of the board to proceed with the land division and rezone.

Discussion Regarding Land Division- Caroline Stoffel and Dan & Cheri Stoffel and Dustin Stoffel, 5694 Mile Rd and Parcel T1-0560, Sec 23. All parties were present. Dustin explained that he would like to create a parcel from a vacant parcel that Caroline owns. Dan & Cheri would also add a little land to their parcel because it is a hill right there and the land is useless. Bingen explained that the remnant parcel would have to be deed restricted to allow no further divisions or improvements. The Stoffels all agreed. It was consensus of the board to proceed with the land division.

Consideration of Amendment to CUP A-23-009 to Amend Square Footage- Josh Hay & Nicole Hay, 5259 Cherokee Ct, Sec 36. Josh Hay was present. He explained that the designer wanted to wait until the CUP was issued to draft all the plans. Upon doing so, they realized that the garage door would be difficult to install with the current size so he would like to amend the CUP from 1,120 sq ft to 1,160 sq ft. Motion by Fieweger to amend CUP A-23-009. Seconded by Anderson. Motion carried.

COMMUNICATIONS:

NONE

ADJOURNMENT:

Motion to adjourn by Karnitz. Seconded by Infalt. Motion carried unanimously at 7:52 p.m.

Jill Fieweger  
Zoning Administrator