

TOWN OF ADDISON
MINUTES OF THE PLAN COMMISSION

July 7, 2022

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, Leroy Infalt, Jerry Priesgen, and Dan Wolf. Gary Karnitz was absent. 9 others were present.

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

APPROVAL OF MINUTES: Motion by Wolf to approve the June 2, 2022 minutes. Seconded by Fieweger. Motion carried.

PUBLIC HEARING:

Conditional Use Hearing for Storage of Boat and Recreational Vehicles- Mark Steger & John Barnes, 5712 Arnold Ln, Sec 10. Mark Steger was not present. John Barnes explained that he is purchasing the property with some other family members and they would like be able to store boats and recreational vehicles in 6 of the 9 farm buildings to help with the mortgage payment. Chairman Bingen made a request for public comment. Patty Weske, 5773 Hacker Dr, West Bend, WI 53095 was present and is representing Mark Steger. She stated she has no issues with the buildings being rented out and would use the facilities herself. Bingen made two more requests for public comment and upon hearing none further, motion by Anderson to close the public hearing. Seconded by Wolf. Motion carried.

Conditional Use Hearing for Allowance of Additional Livestock/Farm Animals- Mark Steger & John Barnes, 5712 Arnold Ln, Sec 10. Mark Steger was not present. John Barnes explained that they would like to be able to have more than the allowable amount of livestock for a 5 acre parcel. Iron Ridge Dairy currently rents from Steger and has livestock in 3 of the farm buildings. Barnes would like to be able to keep them as renters. Bingen made a request for public comment. Gary Klink, 6585 Hwy DW, Allenton, WI 53002 is concerned with the large number of livestock being requested. He wants to know what will happen if the current renter stops using the building? He also is concerned with livestock escaping the gated areas and entering his horse stables. Bingen made two more requests for public comment and upon hearing none further, motion by Fieweger to close the public hearing. Seconded by Infalt. Motion carried.

Conditional Use Hearing for Operation of Farmers Market- Gary Kranz, 5152 William Tell Dr, Sec 13. Gary Kranz was present and explained that he started operating his farmers market out of his garage in March 2021 due to the pandemic. This is easier for him then moving all of the products to other locations. Bingen made a request for public comment. Administrator Fieweger stated that she received a call from Kim Eberley, 5160 William Tell Dr, West Bend, WI 53095 and she could not attend the meeting, but

wanted it known that she has no issues with the farmers market. Bingen made two more requests for public comment and upon hearing none further, motion by Anderson to close the public hearing. Seconded by Priesgen. Motion carried.

NEW BUSINESS:

Conditional Use Permit for Storage of Boat and Recreational Vehicles- Mark Steger & John Barnes, 5712 Arnold Ln, Sec 10. Mark Steger was not present. John Barnes and Colton Doll were present. Administrator Fieweger presented a draft CUP. Bingen read the CUP aloud. Gary Klink was concerned with the storage occurring outside of the buildings as well as access to the property to bring the rentals in and out. Barnes explained that the storage would all occur inside the farm buildings and they would not be accessing off of Klink's property. Doll questioned if this inside storage pertained to his personal boat? Bingen said no. This is strictly for rentals. Priesgen asked if the farm buildings have concrete floors because anything that has gasoline in it must be stored on a concrete floor. Barnes said some do, but not all of them. Priesgen added that the vehicles can be drained and stored dry. Infalt questioned the storage container that is on the property. Barnes explained that the container is Mark Steger's and is not on the parcel they are purchasing. Priesgen asked Barnes to let the Town know if he pours concrete floors in any of the buildings so the Town can keep up to date on improvements in case there are any concerns. Motion by Priesgen to approve CUP A-22-006 with the following changes; add the wording inside storage, and any motorized vehicles stored shall be on a concrete floor or dry. Also, all names that will be on the deed need to be added to the CUP. Seconded by Infalt. Motion carried.

Conditional Use Permit for Allowance of Additional Livestock/Farm Animals- Mark Steger & John Barnes, 5712 Arnold Ln, Sec 10. Mark Steger was not present. John Barnes and Colton Doll were present. Administrator Fieweger presented a draft CUP. Bingen read the CUP aloud. Barnes explained that currently Iron Ridge Dairy has cattle in the barns. Barnes would like to increase the number of livestock allowed in the CUP from 30 to 60. Priesgen explained that we are concerned with the disposal of the manure. Gary Klink who owns the property to the south is concerned with the animals getting out and injuring the horses at the stable he runs. Bingen explained to Barnes that it is not all crop land around the property so keep up on maintenance so the animals will be contained. Infalt would like to keep the number of livestock at 30. He is concerned if the current renter would leave there could be a problem with manure disposal and the next renter may not be as responsible. Wolf agreed with that statement. Anderson questioned Klink if he has had any issues with the current renter. He said no they have been good. Bingen explained that this permit is revocable, so if there is a problem it can get revoked. The Commission discussed having a manure management plan filed yearly. Motion by Anderson to approve CUP A-22-007 with the addition of having a Manure Management Plan filed with the Zoning Administrator January 1st of each year. Also, all names that will be on the deed need to be added to the CUP. Seconded by Priesgen. Motion carried.

Conditional Use Permit for Operation of Farmers Market- Gary Kranz, 5152 William Tell Dr, Sec 13. Gary Kranz was present. Administrator Fieweger presented a draft CUP. Bingen read the CUP aloud. Kranz has been running the market out of his garage since last March due to the pandemic. Kranz

questioned the hours listed. He is not open that long. However during holiday weeks they do have extended hours and may open on a day other than Friday or Saturday. Fieweger explained that the extended hours will cover them if they happen to stay open past normal hours. Priesgen asked if everything is produced onsite. Kranz said yes, it is and he has had a commercial kitchen license since 1989. Bingen asked how many people they see in a day. Kranz guessed around 30-35 for an average of 10 minutes and a maximum of 5 cars. He does encourage everyone to park in the driveway. He stated people park on the road up there often for reasons other than the market. Fieweger said it is a dead-end road and the speed limit is slower so that is a positive. Wolf doesn't have any concerns but just reminded Kranz that if there are problems the permit can be revoked. Kranz said that the traffic moves pretty fast up there. Bingen said that he could bring the issue up to our Sheriff Department Liaison Officer at the next town board meeting. Maybe they can make their presence known a little more. Priesgen asked if bathroom facilities are available. Kranz said that they would offer the inside bathroom if needed. He can only remember one time that anyone ever asked. Motion by Fieweger to approve the CUP with the following additions; extended hours during week of major holidays, traffic shall not create a traffic hazard as determined by the Plan Commission, and a bathroom facility must be made available on site. Seconded by Anderson. Motion carried.

Occupancy Review- Flavors of Grace LLC, 402 Main St, Sec 16. Kent Schmidt was present and explained that he is running his catering business out of the building. He also rents linens, chairs, tables, candles, and napkins out for events. They are not open to the public. Wolf asked if there were apartments upstairs. Schmidt stated no, those have been gone for awhile already. Bingen asked what was all going to be stored on the property. Schmidt said their food truck, trailers, and a box truck. Priesgen asked if there will be employees on premise. Schmidt said yes. Motion by Priesgen to approve the occupancy. Seconded by Infalt. Motion carried. Administrator Fieweger also presented a letter for Flavors of Grace to give to the Milwaukee Development Corporation. They are hoping to receive a grant that is available for businesses to help revitalize the community.

CSM Review and Recommendation- John & Suze Anne Krebs, 5889 Deer Rd and 5280 Williams Rd, Sec 34. John & Suze Anne Krebs were not present. The CSM was reviewed by the Plan Commission. Bingen explained that this was basically a lot line adjustment. They are taking the 1 acre parcel that has the house on it and are adding about 18 acres to it including the buildings. The other parcel that was 35.6 acres will now be a 16.4 acre buildable parcel. Motion by Fieweger to recommend the CSM to the Town Board. Seconded by Anderson. Motion carried.

Amendment to CUP A-22-004- Daryl Aslin, 5415 Aurora Rd, Sec 26. Aslin was present and explained that he would like amend his CUP A-22-004. He was here last month and will be putting up a new garage. The Plan Commission approved 20 feet for the building height and he would like to increase that to 24 feet. Motion by Infalt to approve the amendment. Seconded by Anderson. Priesgen abstained. Motion carried.

Amendment to CUP A-97-005- Todd & Jane Limberg, 7012 Nenno Rd, Sec 5. Todd and Jane Limberg were present. Administrator Fieweger presented a draft CUP. Todd explained that they would like to build two new garages. Bingen asked what the reasoning was for two instead of just one larger accessory structure? Todd explained that they had a fire in the last structure and because it was so close to the house part of the siding melted. They want to move them farther away, but still use part of the existing concrete pad. He intends to park his camper in the garage so he wants to increase the height to 22 feet. Bingen questioned if the roofs will have similar pitch to the house. Todd stated yes. Motion by Priesgen to approve CUP A-22-009 with the change in height to 22 feet. Seconded by Anderson. Motion carried.

COMMUNICATIONS:

Administrator Fieweger shared that she spoke with the resident on Third St that she sent a letter of non-compliance to for operating a business. He stated that he is not running the business out of his house. He was advertising for a friend. She also shared that due to Bret Schneider moving from the property at 5923 Hwy 33, the conditional use permit that was applied for with regards to a storage container will not be coming back for consideration. Anderson shared that the cleanup at 6961 Hwy 175 has not had much progress to date. Administrator Fieweger will be requesting them to return for the August meeting for an update.

ADJOURNMENT:

Motion to adjourn by Priesgen. Seconded by Anderson. Motion carried unanimously to adjourn at 8:12 p.m.

Jill Fieweger
Zoning Administrator