

TOWN OF ADDISON  
MINUTES OF THE PLAN COMMISSION

June 5, 2025

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, Jason Becker, Steve Fieweger, Gary Karnitz, Dan Wolf, and Leroy Infalt. There were 9 others in attendance.

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

APPROVAL OF MINUTES: Motion by Wolf to approve the May 1, 2025, minutes. Seconded by Anderson. Motion carried unanimously.

PUBLIC HEARING:

Conditional Use Hearing for Richard Curtis – T1\_0372-00A – 6415 Hilltop Dr – Sec. 16. Keeping of Chickens per Sec 7.04(F)4 was opened at 7:02pm. Richard Curtis and Katty Herrera Perez were present. Bingen read the Notice of Public Hearing. Curtis and Perez stated that they would like to have 6 hens for eggs. Bingen made three (3) requests for public comments and upon hearing none, motion by Fieweger, at 7:04 pm, to close the public hearing. Seconded by Karnitz. Motion carried unanimously.

Conditional Use Hearing for Michael Hug – T1\_0615-029 – 5627 Fieldcrest Dr – Sec. 26. Detached structure exceeding 864 sq ft and 15' in height was opened at 7:05pm. Brian LaVanway with Next Level Builders was present on behalf of Hug. Bingen read the Notice of Public Hearing. LaVanway stated that the detached structure they are designing for the Hugs exceeds the 864 sq ft because of a covered 6' overhang along the one side of the structure which counts in the sq footage, and the height will exceed the 15' by 1 ½ feet. Structure will match the aesthetics of the principal structure. Bingen made three (3) requests for public comments and upon hearing none, motion by Becker, at 7:07pm, to close the public hearing. Seconded by Anderson. Motion carried unanimously.

NEW BUSINESS:

Discussion/Action Re: Richard Curtis – T1\_0372-00A – 6415 Hilltop Dr – Sec. 16. Keeping of Chickens per Sec 7.04(F)4. Curtis and Perez stated that they would like to have 6 hens for eggs, no roosters. They stated where the chicken coop would be located on the property, which meets the setbacks and placement on property. They were asked about a plan for disposal of manure by members of the Commission and they stated that it would be used as fertilizer in their garden. Motion to approve was made by Karnitz. Seconded by Infalt. Motion carried unanimously.

Discussion/Action Re: Michael Hug – T1\_0615-029 – 5627 Fieldcrest Dr – Sec. 26. Detached structure exceeding 864 sq ft and 15' in height. Brian LaVanway with Next Level Builders was present on behalf of Hug. LaVanway stated that the detached structure they are designing for the Hugs exceeds the 864 sq ft because of a covered 6' overhang along the one side of the structure which counts in the sq footage, and the height will exceed the 15' by 1 ½ feet. Wolf asked about the setback off the road right of way. The site plan is showing 15.7' as a setback off the road right of way. Administrator Kaehler stated she did not catch that when going over the paperwork that was submitted.

The builder was asked to take the plan back to the homeowners to try to reposition the detached structure and come back at the next Plan Commission meeting on July 10<sup>th</sup>, 2025 to present new site plan. A public hearing was held today, so it would be for Discussion/Action on July 10<sup>th</sup>, 2025. Motion to table until July Plan Commission meeting by Fieweger. Seconded by Wolf. Motion carried unanimously.

Discussion/Action Re: Chandler Kreilkamp – Schwartz Grain & Livestock – T1\_019200C and T1\_019200D – 6511 Hwy 175 & 6507 Hwy 175 Sec 8. No discussion. Kreilkamp was not in attendance due to CSM not being completed in time for the meeting.

Discussion/Action Re: Kathy Rincon-Moser/Margaret Moser – 2 Lot CSM - T1\_0134 and T1\_0135 – 7225 Beaver Dam Rd. – Sec. 6. The remainder of the two parcels will be deed restricted as follows: NO FUTURE LAND DIVISIONS OR IMPROVEMENTS WILL BE ALLOWED ON THE REMAINDER OF PARCELS OF THIS CERTIFIED SURVEY MAP WITHOUT TOWN OF ADDISION APPROVALS. Motion for recommendation to the Town Board for approval of the 2 Lot CSM as presented, with the deed restriction, by Anderson. Seconded by Karnitz. Motion carried unanimously.

Discussion/Action Re: Walter Langenecker – T1\_0215 – Watercress Rd – Sec. 9 – Deed Restriction – Langenecker presented a rough drawing of a parcel he would like to divide off of parcel T1\_0196 which, by allowing them to do so, would deed restrict T1-0215 as follows: NO FUTURE LAND DIVISIONS OR IMPROVEMENTS WILL BE ALLOWED ON THE PARCEL T1\_0215 OF THIS CERTIFIED SURVEY MAP WITHOUT TOWN OF ADDISION APPROVALS. The Plan Commission board approved Langeneckers rough drawing and stated that he can move forward with a surveyor to create the Certified Survey Map.

Discussion/Action Re: Andrew Duthie – T1-0685-00A – 5575 Hwy 175 - Sec. 29. Update on non-compliance of maintaining site drainage on property per condition (D) in Conditional Use Permits A-24-001 and A-23-017. Duthie was not in attendance. Bingen stated that Washington County is handling getting the stormwater/drainage issue resolved. In an email from Washington County sent to Administrator Kaehler on June 3, 2025, stated that the owner, the engineer from Parish Survey and Engineering have submitted a design to Washington County and they are in the process of reviewing the calcs. Bingen requested to leave this on the agenda for the July 10, 2025, meeting for a recap and new information, if any is available. No action taken on this.

Discussion Re: Roell Property - Bingen gave an update on the Rob Roell property @ 6961 Hwy 175. The Town of Addison DPW, members of the Town Board, and Washington County Sheriff's department were on site on Wednesday May 28<sup>th</sup>, 2025, to do clean-up of the property. Roell and his son were also on site to help with the clean-up. 5-7 dumpsters of stuff were removed. 3 vehicles were removed. 3 trailers were torn apart and removed. There is still work to be done, but it is much better. Chairman Bingen will continue working with the Attorney to figure out next steps.

Discussion/Action Re: Hannah Keckeisen – Washington County Senior Municipal Planner – Keckeisen stated that we have to have a resolution in place to update the comprehensive plan. Keckeisen presented some general information regarding the process of updating the Comprehensive Plan and Zoning Ordinances. Updating the Comprehensive Plan would take place first and this process could take up until the end of 2025 or longer. Keckeisen stated there are 3 different options when updating the Comprehensive Plan and suggested the option that would include public participation/data updates/goals/programs/objectives/and policy updates for the Town of Addison. Updates to the Comprehensive Plan will be made through our regular Plan Commission meetings as much as possible. Keckeisen presented Public Participation Procedures for amending the Comprehensive Plan. She recommended we put a section on the website specific to Comprehensive Plan updates. Keckeisen stated she will get in touch with SEWRPC (Southeastern Wisconsin Regional Planning Commission) to get the most current GIS future land use map.

Motion for recommendation to the Town Board for Resolution of adopting Public Participation Procedures for amending the Comprehensive Plan for the Town of Addison by Fieweger. Seconded by Infalt. Motion carried unanimously.

COMMUNICATIONS:

A reminder that the date of the July Plan Commission was moved to July 10<sup>th</sup>, 2025.

ADJOURNMENT: Motion to adjourn at 7:50 p.m by Karnitz. Seconded by Anderson. Motion carried unanimously.

A handwritten signature in cursive script that reads "Brenda Kaehler".

Brenda Kaehler  
Zoning Administrator