

PLAN COMMISSION MEETING MINUTES

June 10, 2020

Call to Order Plan Commission Meeting: The meeting was called to order by Chairperson Tom Winker order at 7:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of compliance with WI Open Meetings Law.

Also In Attendance: Plan Commission members Al Poull, Dennis Dimmer, Charlie Parks, Tom Bichler, Keith Schueller, Matt Fuller, Brian Schmidt, and Secretary Ginger Murphy. Jeremy Risch not present. Rick Pieper, Nick and Nicole Piontek, Brian Buechler, Gary and Claire Bichler, Bill Janeshek, Tony and Carolynn Strauss, Jerry Klein, Andy Large, and Scott Krizek.

Minutes: Motion Poull/Bichler to approve the March 11, 2020, minutes; motion carried.

Winker talked about the survey conducted in the '90s resulting in residents wanting the area to stay rural. New construction last year was \$2.2M. Stressed need to stay consistent and transparent. For the benefit of new Plan Commission members, Parks reiterated the goals of the Zoning Ordinance and Master Plan. Agriculture is our highest desired use of land. A-1 cannot be developed. Let the ordinance do the job when considering rezoning. Referred to Section 9.6 of the Town of Belgium Zoning Ordinance which clearly explains the findings required for rezoning land out of the farmland preservation district. Crash course on Farmland Preservation Program and what drives the ordinance.

Land Division/Rezone - Bichler: Land division request of Gary & Claire Bichler to separate and rezone 6.21 acres including existing structures from a 60-acre parcel at 6655 Cty Rd B (tax key 01-007-13-001.00).

The home on the property was built before 1985 and meet setbacks. The existing residence upon 6.21 acres to be rezoned to A-2.

Motion Dimmer/Poull to recommend approval of dividing 6.21 acres and rezoning to A-2. The remaining acreage remains A-1. All voted in favor; motion carried.

Height modification - Piontek: Nick & Nicole Piontek request to construct an accessory structure 19-20 ft. in height at 622 Cty Rd D (tax key 01-013-11-018.00) exceeding the 15 ft. regulation. Section 5.2 states an increase in height for express purpose of living quarters is prohibited. There were 12 neighboring property owners notified with no comments returned. Motion Bichler/Schueller to approve the height increase to 19 ft. to match the lowest pitch on the home. All voted in favor; motion carried.

Land Division/Rezone - Klein: George & Mary Jane Klein Trust request to separate and rezone a 5-acre parcel with existing structures from a 75.468-acre parcel in the Farmland Preservation District (A-1) to General Agricultural District (A-2) at 5835 Lake Church Rd (tax key 01-023-13-002.00). The remaining 70 acres proposed to be divided into two 35-acre parcels remaining in A-1 district.

Carolynn Strauss presented a map of their proposed land division. This land division is similar to the previous request at this meeting. Home was built before 1985, meets setbacks and must be rezoned to A-2. Motion Fuller/Dimmer to recommend approval to separate the residence and buildings with 5 acres and a recommendation to rezone. All voted in favor; motion carried.

The division of the remaining 70 acres will be reviewed after property lines and access are determined.

Land Division - Large: Andrew Large requests to separate two parcels from a 154.29-acre parcel in the A-1 Farmland Preservation District at 4940 Six Mile Rd (tax key 01-032-13-001.00). One 35-acre parcel and one 65-acre parcel.

He actually wants to divide a 154-acre parcel into three parcels. A 54-, 65- and 35-acre, parcel and all land will remain A-1. The existing buildings will meet setback on the 54-acre parcel. Motion Fuller/Poull to recommend approval of the land division. All voted in favor; motion carried.

Adjourn: Motion to adjourn at 8:15.

Respectfully Submitted,
Ginger Murphy