

MINUTES

TOWN OF WAYNE **PLANNING COMMISSION** MEETING

Wayne Town Hall - 6030 Mohawk Road, Campbellsport, WI 53010

August 25, 2021 at 6:35 p.m. - 7:18 p.m.

1. Call meeting to order - Klemme
2. Approval of Agenda for August 25, 2021
 - a. Corrections and/or deletions
 - b. Approval - **Motion**(Ellenbecker/Etta) to approve the August 25, 2021 - Planning Commission. Motion carried.
3. Approval of Minutes for July 21, 2021 Planning Commission meeting
 - a. Corrections - none
 - b. Approval - **Motion**(Ellenbecker/Hesprich) to approve the July 21, 2021 - Planning Commission meeting minutes. Motion carried.
4. Visitors Comments/Concerns
 - a. None
5. Zoning Report
 - a. Recommend changes to the accessory building heights - not exceed 25 feet in height and not to exceed the height of the primary residence in R-1, R-2, R-3, or R-4 districts, and shall not exceed 35 feet in A-2 district.
 - b. Fecht Dairy - Zoned A2 - building will be 50 feet off right away. Must be 75 feet. Pfeifer will let them know that they will have to fill out a Board of Appeal application
6. Old Business
 - a. Dykema, Brandon and Tammera (8375 Midland Dr) - Division of property - CSM approval
 - i. Review and recommendation - **Motion**(Ellenbecker/Hesprich) to recommend to the Board to approve CSM. Motion carried.
 - b. McClain, Brent (property on north side of Sunset Dr/Shawn and Terry Volm) - Want to purchase swamp land - CSM approval
 - i. Review and recommendation - Request denied because of 30 feet in width at the street right-of-way. Must be 66 feet.
 - c. Krueger, Amanda and Jeremy (6535 State Road 28) - Dog Boarding Kennel
 - i. Review and recommendation - **Motion**(Ellenbecker/Etta) to deny the plan for a dog boarding kennel because of 70 feet from property line. Must be 100 feet. Motion carried.
 - d. Rock Machinery (7675 Pamperin Way) - 2nd driveway
 - i. Review and recommendation - No CUP is needed for 2nd driveway. Parcel is zoned business and a 2nd driveway is permitted.
7. New Business
 - a. Braund, Jeremy (T12_0323) - live on property before building a home
 - i. Review and recommendation - **Motion**(Hesprich/Ellenbecker) to recommend to the Board to approve the placing of a mobile home on the parcel with hook up and septic/well. Building permits for house and shed must be done at the same time. Once a house is built, the mobile home must be removed. Two year expiration date. Motion carried.
 - b. Khanthicht, Lee and Nong (Midland Drive (T12_040500C)) - Division of property
 - i. Review and recommendation - Not sure if able to split land into 4 lots. Clerk will look up when the ordinance occurred to change density from 5 to 10 acres. This will help determine how many lots can be put on this parcel.
 - c. Schulz Hwy D and Aurora Road (T12_080000A) - Rezoning from B2 to A2 - CUP
 - i. Review and recommendation - **Motion**(Ellenbecker/Etta) to recommend to the Board to approve the rezoning change and refund the \$400 application fee. Motion carried.
 - d. Herman, Jerry - (5186 Sunset Dr) - Division of property
 - i. Review and recommendation - **Motion**(Ellenbecker/Etta) to deny the CSM because of the 33 feet easement. Must be 66 feet. Motion carried.
 - e. Local Bridge Replacement
 - i. Review and recommendation - **Motion**(Ellenbecker/Hesprich) to recommend to the Board to apply for the Federal funding and let Washington County know that the Town of Wayne would like to repair the Beechnut Dr and West Bend Road bridges. Klemme will contact our town engineer, Clementi. Motion carried.
8. Date for next meeting - September 15, 2021.
9. Adjourn - **Motion**(Hesprich/Etta) to adjourn. Motion carried. Meeting adjourned at 7:18 p.m.