

MINUTES

TOWN OF WAYNE **TOWN BOARD** MEETING

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

July 9, 2025 - 6:00 p.m. to 8:07 p.m.

1. Call meeting to order - Balistreri
2. Pledge of Allegiance - Balistreri
3. Roll Call of Members - Tony Balistreri, Nick Beine, Keith Ellenbecker, Keith Herman, Nick Hesprich, Jeremy Pfeifer, Tom Schulz and Carol Gonwa were present
4. Verification of public notice pursuant to s.19.84 (1)(2)(3)(4) - Posted at KFD, WB Community Church, Town hall, and website
5. Motion to open public hearing - **Motion**(Ellenbecker/Herman) to open meeting. Motion carried.
6. A public hearing will be held before the Town Board of the Town of Wayne on Wednesday, July 9th at 6:00 p.m. at the Town Hall, 6030 Mohawk Road, Campbellsport, WI 53010, to discuss possible changes to the Town of Wayne's ordinance book. -

The following notes were created by Jeremy Pfeifer

- 2.03- Is there a zoning permit? Change wording
 - i. Change zoning permit to building permit
 - ii. The building permit is from the Building Inspector
 - iii. Modify definition of Zoning Administrator in Section 15. The building inspector no longer does zoning administration. We have a separate officer for zoning administration.
 - iv. Updates - Section 2-page 1, Section 4-page 1, Section 15-page 17
- 2.04 A. 1.- Add fences and pools?
 - i. Added residential fence and pool to list requiring building permit.
 - ii. Updates - Section 2-page 2
- 2.04 E. 3. And 2.16- Should it have the same penalty costs? Maybe have wording similar to 4.03 F. 9.
 - i. Change penalty costs to not less than \$25 nor more than \$1000 for each day of non-compliance.
 - ii. Updates - Section 2-page 9
- 3.04 A. 13 and C. 24 both list religious institutions one as a principal use and as a conditional use.
 - i. Remove religious institutions under principal use. Add "provided the lot area is not less than two (2) acres and all principle structures and uses are not less than 50 feet from any lot line" to religious institutions under conditional use.
 - ii. Add definition of religious institution
 - iii. Updates - Section 3-page 4, 5, Section 15-page 12
- R1, R2, R3- Conditional uses. Should religious institutions and schools be removed?
 - i. Remove religious institutions and public, parochial, and private schools from R1, R2, R3, R4.
 - ii. Updates - Section 3-page 6, 7, 8, 9, 10, 11
- R2 & R3 need Accessory structures listed in 7.03A exceeding 1200 sf. Or just in R2
 - i. Modify R1, R2, R3, R4 to read "Accessory structure listed in 7.03A and per 4.06B"
 - ii. Updates - Section 3-page 6, 9, 10, 11
- 4.02 Application- Should change CUP application to include the items in C. Plan of operation/intended use, number of employees, building plans.
 - i. Changes will be made by the clerk and published on the website.
- 4.05 I. Setback to property lines and structures for ponds.
 - i. Add a minimum of 50 feet setback from property line.
 - ii. Updates - Section 4-page 5
- 4.06 D. Circular driveways with 2 entrance points are allowed by CUP, maybe allow 2 driveways per parcel by CUP.
 - i. Leave as is. No changes
- 4.06 N.- In Law unit?
 - i. Change to clearly define a common wall and a garage is not part of the living quarters. "There must be a common wall and only one common communicating door between a primary residence living quarters and the in-law suite."
 - ii. Updates - Section 4-page 10
- 4.10 B.- Ground mounted solar arrays. Should these count toward square footage of accessory structure and follow street yard requirements.

- i. No changes
- 5.05
 - i. No changes
- 5.06- Number of driveways per parcel. Allow 2 by CUP? Have allowed a residential driveway and a field entrance on the same parcel in the past. Add language to allow this.
 - i. Add only 1 driveway per parcel. Allow a residential driveway and a field entrance on the same parcel by discretion of the zoning administrator.
 - ii. Maximum slope of driveway across the right of way. A minimum width of 16 ft. Clearance of landscape along driveway of 14 ft. **Pfeiffer will write something.**
 - iii. Updates - Section 5-page 6
- 6.10 A.- Should it be a mandatory CUP or add wording to give discretion to the zoning admin or building inspector.
 - i. It will be the discretion of the Zoning Administrator or Building Inspector.
 - ii. Updates - Section 6-page 3
- 7.02 B. Add language: Overhangs or eaves greater than _' shall be included in the square footage of the structure. (Pick a number. My opinion 4'.)
 - i. 4 ft was decided.
 - ii. Updates - Section 7-page 1
- 7.03 A. Discuss square footage and number of accessory buildings. Maybe limit to 2, but have maximum cumulative square footage. Or have a sliding scale for acreage limiting to a maximum or a percentage of lot size.
 - i. Change first accessory structure from 1200 to 1600 square feet
 - ii. Change second accessory structure from 150 to 500 square feet
 - iii. Updates - Section 3-page 7, Section 4-page 5, Section 7-page 1
- 7.07 Corner lots- Have 2 street yards. Allow accessory buildings in "secondary" street yard, but must be set back the required distance from ROW.
 - i. No changes
- Other issues Pfeifer has had questions about-
 - i. Prefab sheds. Can be as big as 16' by 40' and delivered on a truck. People are parking vehicles in them. Section 7.03 B. 1. States: Any accessory building for motor vehicles shall be placed on a concrete floor or pad.
 - 1. No changes. Hard to monitor if they park a vehicle in a prefab shed without a concrete floor or pad. If some catastrophe were to happen, it is the liability of the owner because it is stated in the town's ordinance that a concrete floor or pad is required.
 - ii. Greenhouses- Need a building permit?
 - 1. Add a greenhouse and require a building permit.
 - 2. Updates - Section 7-page 3
 - iii. Shipping containers
 - 1. Shipping containers will not be allowed in R1-4 zoned parcels. All other parcels can have one container and it must aesthetically match the property. A building permit is required to put up a storage container. If more than one container is needed, a CUP is required.
 - 2. Updates - Section 7-page 3
 - iv. Wedding Barns- definition or add in section 4.09
 - 1. Add definition and do not add to section 4.09
 - 2. Update - Section 15-page 7
- **Appendix A- Review to match ordinances.**
 - i. **At our next meeting on August 13, 2025 at 6pm we will review this and any other changes.**
 - ii. **The clerk will print up a copy of the ordinance book with outlined changes for each person present at this meeting and distribute at the Board meeting on July 16, 2025 for them to review prior to the August 13, 2025 meeting.**
- **Solar and wind farms - Ordinance 2025-03(Wind) and 2025-04(Solar) will be discussed on July 16, 2025 and if approved will be adopted into the ordinance book.**
- **Nominate a Board of Appeals**
- **Discuss Subdivision - cluster boxes**
- **If a business changes, the town should be notified. Where would this go in ordinance?**

7. Motion to close public hearing - Motion(Ballistreri/Herman) to close public hearing at 8:07p.m.. Motion carried.