

Approved 4/15/26

MINUTES

TOWN OF WAYNE **PLANNING COMMISSION** MEETING

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

March 18, 2026 - 7:17 p.m. to 7:49 p.m.

1. Call meeting to order - Balistreri
2. Approval of Agenda for March 18, 2026
 - a. Corrections and/or deletions - None
 - b. Approval - **Motion**(Beine/Ellenbecker) to approve the March 18, 2026 agenda. Motion carried.
3. Approval of Minutes for February 18, 2026 Planning Commission meeting -
 - a. Corrections - None.
 - b. Approval - **Motion**(Beine/Ellenbecker) to approve the February 18, 2026 - Planning Commission meeting minutes. Motion carried.
4. Approval of Minutes - February 21, 2026 Public Hearing meeting on Kohlsville Pond Dredging
5. Visitors Comments/Concerns - None
6. Allenton Fire Department Report - 22 calls, 18 EMS, 4 Fire, 8 TOW, Training-Lifepack, Fire, Striker (cot/ambulance), prep equipment, Youth Farm safety program
7. Zoning Report
 - a. Beaver Dam Rd - homeowner leased land to cut/split/sell logs. Using 3 to 4 chainsaws all day long (10 hour days). The neighbor and homeowner are complaining about the noise. The lease is until February 2027. The town has no jurisdiction to assist in this matter.
8. Old Business
 - a. Zoning Density
 - i. Review and recommendation - Motion(Ellenbecker/Beine) to postpone for 1 month to have Etta present at discussion.
9. New Business
 - a. Review Mod Truss - A site plan with a stormwater management plan approved by the Town of Wayne engineer and Town Board and State approved building plans. Proper building, electrical, plumbing, and HVAC permits. All to be completed by January 31, 2026.
 - i. Review and recommendation
 1. Mod Truss is still moving forward on the 80,000 to 100,000 permanent structure. Resubmitted plans to the State. April 3, 2026 is the date for the State to evaluate the plan and survey.
 2. The Town is requesting the following to be completed on March 27, 2026 at 5:00 p.m. on the temporary structure:
 - a. Apply for a building permit for a temporary structure and pay in full.
 - b. Apply for an electrical permit for the temporary structure and pay in full.
 - c. Cut two 3' openings in the existing exterior walls to comply with code for exit doors.
 - d. Place fire extinguishers by the two openings.
 - e. The cost of the permits would be doubled as that is standard practice for starting without a permit.
 - b. Schmitt, Jason (T12_047100A Island Dr/T12_047200B Gwen Lane) - Land split
 - i. Review and recommendation - Six $\frac{3}{4}$ acres off Island and 13 acres with access off Gwen Lane. No issues. Proceed with CSM and return to the Planning Commission when that is completed.
 - c. Volm, Justin (Sunset Dr) - Land split - density concern
 - i. Review and recommendation - Property is 16.6 acres. Volm would like 2 acres to build a house and the rest would be farmed. Because of the Town's 20 acre split rule, this can not be done at this time. The planning commission will review the Town's ordinances with some changes implemented to allow a scenario like this.
 - d. Tupper, Christopher (6128 Cty Hwy D) - Split parcel - 19.25 acres
 - i. Review and recommendation - Tabled. Tupper would like to design a home first and how it would fit on the parcel.
10. Date for next meeting - April 15, 2026
11. Adjourn - **Motion**(Oelhafen/Ellenbecker) to adjourn. Motion carried. The meeting adjourned at 7:49 p.m.