

TOWN OF CENTER

Planning Committee Minutes

July 8, 2024

Chairperson Steve Schmeichel called the meeting to order at 6:00 p.m.

Planning Committee Members Present: Steve Schmeichel, Gary Timm, Greg Nettekoven, Gary Blank, Ryan Kramer, Patrick O'Brien, Josh Boucher, Al Kramer

Planning Committee Members Absent: Jeanne Baum

Town Board Members Present: Gary Timm, Gary Blank, Ron Klemp, David Vander Bloomen, Pete Hofacker

Others Present: Brian Poehls, Tracie Stehovsky, Wayne Johnson, Pete Helein, Gail Lemke, Bob Lemke, Bill Rathsack, Jeff Borree, Tom Shambeau, Jerry Lingnofski, Katrina Dorow-Stevens

Ryan Kramer moved, seconded by Josh Boucher to approve the minutes of the June 5, 2024, Planning Committee Meeting. Motion carried - 8 aye, 0 nay.

The Planning Committee considered the request from Chris Perreault, Tracie Stehovsky and Brian Poehls to rezone their property on Quarry Road, Parcel 040-082400, from General Agriculture to Single-Family Residential. Chairperson Schmeichel reported that he spoke with the county zoning department to find out why the county is recommending a rezone instead of considering an exception - it is because rezoning would make the property more restrictive and prevent businesses on the property.

Wayne Johnson lives next door and would like verification that his property will not be taking on additional water. Al Kramer had concerns about spot zoning and creating conflict between property owners in the future – he would like to see uniformity in the zoning in this area. Brian Poehls agreed the lots in this area should all be rezoned residential, but he is only working to fix his lot. There was discussion about how the rezone corresponds with the Future Land Use Map

Patrick O'Brien moved, seconded by Gary Blank to approve the request to rezone Parcel 040-082400 on Quarry Road from General Agriculture to Single-Family Residential. Motion failed – 2 aye (O'Brien, Blank), 6 nay (Boucher, Kramer, Schmeichel, Timm, Kramer, Nettekoven).

The Planning Committee considered Bill Rathsack's request to rezone his property on Devine Lane, Parcel 040-064606, from General Agriculture to Single-Family Residential and then create a 3-Lot County Plat.

There was discussion about requiring a road easement to Meade Street. Steve Schmeichel was informed that the county does not require a road easement, but it is recommended. The town is allowed to require the road easement as a condition for the rezone. There were concerns raised by the committee about spot zoning and how it could create neighborhood issues in the future. Town Supervisor David Vander Bloomen stated he has heard no opposition from the neighbors.

Ryan Kramer moved, seconded by Josh Boucher to deny the request to rezone Parcel 040-064606 on Devine Lane from General Agriculture to Single-Family Residential. Motion carried - 8 aye, 0 nay.

Bill Rathsack's request for a 3-Lot County Plat was not voted on since it was dependent on approval of the rezone.

The Planning Committee considered Jeffery Borree's request to rezone a portion of Parcel 040-078200 (6 acres) on County Road A from General Agriculture to Industrial.

Gail Lemke lives north of the property and spoke in opposition to the request. The proposed property is currently required to have a berm due to the Special Exception Permit that was issued to Ron Wolf for a landscaping company, however, if the rezone is allowed, the berm would no longer be required. She is concerned about the rezone to Industrial as it would allow other businesses to come in if this business would happen to fail. Gail Lemke raised concerns about the driveway and requested a turn lane for the heavy traffic going north, and shared her concerns about light pollution, people potentially turning around in their driveway or trespassing on their property and water runoff to their land that is already saturated.

Jeff Borree responded that traffic would not increase much since storage units are not frequently visited by their renters. Jeff explained the function of retention ponds and how there should be less water than before. He is willing to work with neighbors on light pollution. Jeff indicated the Town's Future Land Use Map shows County Road A as a corridor for businesses. The proposed driveway is planned to be approximately 100' from the south property line.

Steve Schmeichel confirmed the Town's Future Land Use Map shows County Road A as a corridor for general agriculture or commercial development. This property is allowed to hold more storage buildings if it is rezoned to Industrial rather than Commercial, which is why the request is to rezone to Industrial.

Al Kramer indicated the county is trying to slow down the building of storage units. He also discussed his experience with water runoff from storage units being unfavorable.

Gary Timm moved, seconded by Greg Nettekoven to deny the request to rezone Parcel 040-078200 (6 acres) on County Road A from General Agriculture to Industrial. Motion carried - 8 aye, 0 nay.

Steve Schmeichel informed the committee that the county zoning department offered to attend planning committee meetings if ever needed for additional assistance to answer questions.

Gary Blank moved, seconded by Josh Boucher to adjourn at 6:42 p.m.

Respectfully submitted,
Amy Olson - Clerk