

Approved 3/19/25

## MINUTES

### TOWN OF WAYNE **PLANNING COMMISSION** MEETING

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

February 19, 2025 at 6:30 p.m. to 8:06 p.m.

1. Call meeting to order - Schulteis
2. Pledge of Allegiance - Schulteis
3. Roll Call of Members - All present
4. Verification of public notice pursuant to s.19.84 (1)(2)(3)(4) - Posted at Town hall, KFD, Website, WB Community Church
5. Approval of Agenda for February 29, 2025
  - a. Corrections and/or deletions - None
  - b. Approval - **Motion**(Balistreri/Hesprich) to approve the February 19, 2025 agenda with corrections. Motion carried.
6. Approval of Minutes for January 15, 2025 Planning Commission meeting -
  - a. Corrections - None.
  - b. Approval - **Motion**(Ellenbecker/Etta) to approve the January 15, 2025 - Planning Commission meeting minutes. Motion carried.
7. Visitors Comments/Concerns - None
8. Zoning Report
  - a. 9592 St Kilan Heights - As of 2/18/25, all the garbage is cleaned up
  - b. 6706 Commercial - Schulz met with stepson. 2 garbage containers are on the property with no progress on filling them. Schulz will keep contacting.
9. Old Business
  - a. Pamperin, Sandra (6172 County Rd D) - Land division - CSM approval
    - i. Review and recommendation - **Motion**(Ellenbecker/Etta) to recommend to the Board to approve the CSM. Motion carried.
  - b. Smith, Thom (Mohawk Rd-Enderle property) - Land division - CSM approval
    - i. Review and recommendation - The CSM is not complete. Need soil bearings and driveway placement. Table for March meeting.
10. New Business
  - a. Public Input on the Beechnut and West Bend Road bridge replacements - Presentation by David Panzlaff of Ayres. Presented schedule, design, and environmental concerns. Also took questions.
  - b. Mod Truss - temporary structure removal, tent structure requirements, deadlines
    - i. Review and recommendation - Temporary structure will be down on April 1, 2025. Containers will be removed from the premises by April 1, 2025.
    - ii. Tent Structure deadlines
      1. A site plan with a stormwater management plan must be approved by the Town of Wayne engineer and Town Board. (Completed by January 31, 2026)
      2. State approved building plans. (Completed by January 31, 2026)
      3. Proper building, electrical, plumbing, and HVAC permits. (Completed by January 31, 2026)
      4. Substantial completion of the building by December 31, 2026
      5. Removal of the temporary tent structure by January 15, 2027
  - c. Strauss, Dustin - (T12\_0538B - Sunset Drive) - Building ideas on property
    - i. Review and recommendation - Will be a conventional farm house. No barndominium. It is on a Shoreland to verify with the County. Plan on driveway for 2025 and build in 2026. No issues with the Planning Commission.
  - d. Zion Church - 30' x 80' open pavilion type structure possibility
    - i. Review and recommendation - Parcel is zoned institutional. The request for a pavilion would be considered an accessory structure which would need plan approval by the Planning Commission and Board. No CUP is needed.
  - e. Van Beek - (5438 Cty H) - CSM approval
    - i. Review and recommendation - Location of septic, house, and soil bearings are needed before approval.
  - f. Bong properties - (6577 Midland Ct) - 36' x48' building - Need approval
    - i. Review and recommendation - **Motion**(Ellenbecker/Oelhafen) to recommend to the Board to approve the building. Motion carried.
  - g. Change Zoning Ordinance 3.05 C.10 - Minimum 5 acre lot to keep livestock/poultry
    - i. Review and recommendation - Tabled to March meeting
11. Date for next meeting - March 19, 2025
12. Adjourn - **Motion**(Etta/Oelhafen) to adjourn. Motion carried. The meeting adjourned at 8:06 p.m.