

**PLAN COMMISSION MEETING MINUTES  
FEBRUARY 9, 2022**

**Call to Order Plan Commission Meeting:** The meeting was called to order by Chairperson Tom Winker order at 6:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of compliance with WI Open Meetings Law.

**Also In Attendance:** Plan Commission members Tom Bichler, Charlie Parks, Al Poull, Dennis Dimmer, Jeremy Risch, Brian Schmidt, Keith Schueller, Secretary Ginger Murphy, Sue Samson, and Steve Jacoby. Matt Fuller excused.

**Minutes:** Motion Bichler/Schueller to approve the January 12, 2022, minutes; motion carried unanimously.

**RSSR Farms Land Division & Rezone:** Phase 2 of land division at 6475 Cty Rd LL (tax keys 01-014-020-01.00 & 01-014-05-001.00) to separate the existing residence and accessory structures with 5 acres and rezone to A-2. The home was constructed prior to 1985 and can be separated with proper setbacks. Parcel ID 01-014-02-001.00 is 4.98 acres and is currently zoned A-2, but the property line runs directly through the residence. The other half of the residence is located on a 42-acre parcel (01-014-05-001.00) zoned A-1. The parcel lines will be reconfigured to encompass the residence and accessory structures with 5 acres. Part of the A-2 parcel not required for the 5-acre residence will be rezoned A-1 and combined with existing, contiguous A-1 acreage. There are currently no state statutes regulating rezoning A-2 to A-1. The County will need to update the zoning map and check LESA score for the land. Sue Samson distributed a map with the proposed division. One lot 5 acres to be zoned A-2 and remainder will be 37.7 acres zoned A-1. The PC is at this point assuming the remaining land will be at least 35 acres after formal CSM is executed.

Motion Dimmer/Poull to approve the new division lot line for the residence and rezone to A-2 after paperwork and recording of phase 1 is complete. All voted in favor; motion carried.

**Zoning Ordinance Amendments:** Members of the Plan Commission agreed the Town Board should adopt zoning ordinance amendments already recommended in light of recent and nearby construction of wind turbines exceeding 650 ft.

**Zoning Ordinance Amendments - Fencing:** Town attorney, Paul Alexy, joined the meeting via Zoom at 6:30 pm. Atty Alexy was asked to join the meeting for advice concerning fencing on properties along Lake Michigan to protect neighboring views. He recommended points for consideration such as limiting fencing material, allowing fences as a conditional use, or permitting fencing on a case-by-case basis after Plan Commission review to determine if obstruction of views is present. Adding fencing to Definitions in the Zoning Ordinance could determine the grade of the structure. Determine who will decide if permits can be issued and give authority to require Plan Commission review or Zoning Board of Appeals review. A conditional use or review by the Board of Appeals requires neighbors to be directly informed. The Plan Commission deliberated and agreed fencing cannot extend past the highwater mark. Atty Alexy signed out at 7 pm. This issue will appear on next month's agenda.

Motion Bichler/Poull to recommend Town Board adoption of amendments to date of Zoning and Land Division Ordinances. All voted in favor; motion carried.

**Adjourn:** Motion Dimmer/Risch to adjourn at 7:14 pm.

Respectfully Submitted,  
Ginger Murphy, WCMC