

# **TOWN OF NEPEUSKUN**

## **WINNEBAGO COUNTY**

### **WISCONSIN**

#### **PROCEEDINGS OF THE NEPEUSKUN TOWN PLAN COMMISSION REGULAR MONTHLY MEETING HELD MARCH 5, 2012 AT 7:30PM AT THE TOWN HALL, 1475 COUNTY ROAD E.**

Chairman Robert Sillanpaa called the meeting of the Nepeuskun Town Plan Commission to order at 7:30pm, at the Nepeuskun Town Hall, 1475 County Road E. Other members present were Andy Seaman, Paul Resop, Dennis Miller, Michelle Prellwitz, Karen Bartels, and Jim Heise. Several members from the community were also present.

Secretary Prellwitz certified that official notice of the meeting was posted within the Township on Saturday, March 3, 2012 at 10:30am.

Jim Heise moved to approve the Agenda as printed. Second by Andy Seaman. Motion carried unanimously.

Public Participation: Charles Prellwitz questioned if both owner and operator could be listed on the Conditional Use Permit for the building of a commercial grape processing and winemaking facility on his land. Charles owns the land that his son Ryan is planning to operate his commercial grape processing and winemaking business on. Town Zoning Administrator, Jerry Trochinski, reported that both names could be listed on the Conditional Use Permit.

The following were conditions reviewed: Hours of operation would be 6am-9pm. 85% agricultural sales and 15% non-agricultural sales with an annual review of the Conditional Use Permit by the Town Board. Lighting would be to the commercial building specifications. Parking would include safe off road parking area. Town Board would ensure all federal, state, county, and local licensing and regulations are complied with, including sanitation, fire suppression building codes, food, health, safety standards and security. Supervisor Lyndy Luker questioned if the grape processing business had a bad year, could Ryan purchase additional grapes from another grape processing facility to avoid loss of profits. The question will be addressed with the Town Board.

Dennis Miller moved to approve recommendation of conditions to the Town Board for the Conditional Use Permit for Charles Prellwitz property tax parcel

#0140646 for the building of a commercial grape processing and winemaking facility. Second by Paul Resop. Motion carried unanimously by roll call vote. Andy Seaman moved to recommend approval of the site plan for Charles Prellwitz property tax parcel #0140646. Second by Karen Bartels. Motion carried unanimously.

A review and discussion was held on a new home site plan for Kevin and Candie Baker. Andy Seaman moved to recommend approval of the site plan for Kevin and Candie Baker property tax parcel #0140687. Second by Paul Resop. Motion carried unanimously.

Karen Bartels moved to approve the minutes of the January 23, 2012 Special Meeting as printed. Second by Paul Resop. Motion carried unanimously.

Jim Heise reported that the Town Board approved the Conditional Use Permit for Chris and Wendy LeDioyt regarding LeDioyt Enterprises LTD, property tax parcel #0140150 located at 9007 State Road 91, Berlin, WI. The Town Board requested an amendment be made to item #2 changing “cars” to “units” and the addition of item #8 to include hours of operation 6am-9pm. Jim stated that the Town Board Chairman Ron Bahn clarified at the Town Board meeting that Chris and Wendy LeDioyt was the same as LeDioyt Enterprises LTD. Jim informed the Town Plan Commission members that copies of the revised and amended ordinances approved and signed by the Town Board within the last year would be distributed to the Town Plan Commission members. Town Board Chairman Ron Bahn distributed copies of the Public Nuisance and Junk Ordinance adopted on February 23, 2011. The Driveway and Culvert Ordinance adopted on November 21, 2011. The Special Use Ordinance adopted on December 19, 2011, and an amendment made to chapter 7 on Signs in the Town Municipal Code Book.

Set April 2012 Meeting Date: Meeting set for Monday, April 2, 2012 at 7:00pm. Chairman Sillanpaa will notify members of a cancellation if there are no items for an Agenda.

Dennis Miller moved to adjourn the meeting. Second by Chairman Sillanpaa. Motion carried unanimously.

Respectfully submitted,

Michelle Prellwitz  
Secretary

Robert Sillanpaa  
Chairman

Andy Seaman  
Vice Chairman

