

## **TOWN OF NEPEUSKUN**

### **WINNEBAGO COUNTY**

#### **WISCONSIN**

#### **PROCEEDINGS OF THE NEPEUSKUN TOWN PLAN COMMISSION REGULAR MONTHLY MEETING HELD MAY 7, 2012, AT 7:00 PM AT THE TOWN HALL, 1475 COUNTY ROAD E.**

Chairman Robert Sillanpaa called the meeting of the Nepeuskun Town Plan Commission to order at 7:00pm, 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, May 5, 2012, at 9:30am.

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

Public Participation: None

Paul Resop moved to approve the minutes of the March 5, 2012 regular monthly meeting. Second by Dennis Miller. Motion carried unanimously.

Report on Town Board Activities: Jim Heise reported that Conditional Use Permit 02-12, for the Prellwitz Winery was approved by the Town Board with one change that removed the second sentence from condition 2. Jim submitted copies with changes to the Plan Commission members.

A review and discussion was held on a land division request for Mark Schuster, property tax parcel #0140059, to divide one lot into two separate lots. Lot 1 included 41.86 acres and lot 2 included 5.01 acres. Town Zoning Administrator Jerry Trochinski proposed the following items be addressed. Updated legal documentation provided showing legal ownership of the land or legal standing act regarding Lot 1 and Lot 2. Currently the land is listed under "deceased members of the family." Lot 1 will require a Conditional Use Permit, allowing the sub-division of Lot 2. All taxes will need to be paid in full and the farm tract will need to be identified on the Certified Survey Map. The land division may be approved subject to the Conditional Use Permit. Chairman Sillanpaa motioned

to table action on the review of the land division request until further action was taken based on the four items discussed. Second by Paul Resop. Motion carried unanimously by roll call vote.

A review and discussion was held on a potential Conditional Use Permit for Wayne Kaufman, property tax parcel #0140336, to operate a greenhouse business on his farm. Wayne plans to have two greenhouses. One greenhouse will be 20'x30'. The other greenhouse will be a "high hoop house" measuring approximately 35'x70' which is not allowed to have a foundation or heat on a regular basis. The plants grow on the ground and are supported by land and water. Both buildings will have a pillow covering where air flows between the inner and outer layers. The sales portion of the greenhouse business will occur inside the large building which will require a Conditional Use Permit for agricultural sales.

A review and discussion was held on the Zoning Ordinance and Special Use Ordinance for auctions. Traditional and estate auctions which are considered one time auctions would not require a Conditional Use Permit. Consignment Auctions being held more than once a year may require a Conditional Use Permit. Further discussion and additional information will be reviewed on auctions.

Set June 2012 Meeting Date: Meeting set for Monday, June 4, 2012, at 7:00pm. Chairman Sillanpaa will notify members of a cancellation if there are no items for an Agenda.

Andy Seaman moved to adjourn the meeting. Second by Jim Heise. Motion carried unanimously.

Respectfully submitted,

Michelle Prellwitz

Secretary

Robert Sillanpaa

Chairman

Andy Seaman

Vice Chairman