

TOWN OF NEPEUSKUN

WINNEBAGO COUNTY, WISCONSIN

PROCEEDINGS OF THE NEPEUSKUN TOWN PLAN COMMISSION MEETING HELD ON APRIL 3, 2017, AT 7:03PM AT THE TOWN HALL, 1475 COUNTY ROAD E.

Chairman Robert Sillanpaa called the meeting of the Nepeuskun Town Plan Commission to order at 7:03pm at the Nepeuskun Town Hall, 1475 County Road E. Other members present; Jim Heise, Karen Bartels, Michelle LaPorte, Paul Resop, Dennis Miller and Kyle Grahn. Several members from the community were also present.

Secretary LaPorte certified that official notice of the meeting was posted within the Town on Saturday, April 1, 2017, at 12:30pm.

Jim Heise moved to approve the Agenda as printed. Second by Karen Bartels. Motion carried unanimously.

Dennis Miller moved to approve the March 6, 2017, Regular Monthly Meeting Minutes as read and printed. Second by Paul Resop. Motion carried unanimously.

Dennis Miller moved to approve the Site Plan for David and Sara Shattuck. Second by Karen Bartels. Chairman Sillanpaa amended the original motion to include existing buildings on the property will remain in the front of the home while new accessory buildings must be located behind the front of the home. Second by Paul Resop. Motion carried unanimously.

Public Participation: Val Vilwock questioned if the total number of vehicles allowed on his property were limited to the building of auto service. Val also questioned how many vehicles were allowed on a property in the Town. Val was informed that the number of vehicles inside the buildings would likely be included in the total number of allowed vehicles on the property. That decision is currently under review while Val works towards meeting the Plan Commissions recommendations for compliance.

In comparison with another auto sales and service business in the Town, Val has a much smaller lot and less road frontage. The maximum number of units allowed on that business property is 50 units. That would include vehicles, snowmobiles, motorcycles, campers, and trailers. That business is on one

parcel zoned commercial, while Val has two parcels, one zoned commercial and the other residential. Val currently has vehicles on both parcels of his property. Jerry Trochinski, Town Zoning Administrator, informed Val that Winnebago County required a Storm Water Retention Plan for construction of all commercial zoned properties in the County. Jerry provided a name and contact number for Val.

Jerry and Chairman Sillanpaa reminded Val of the Plan Commission's previous recommendations presented to Val in order to be compliant with the Town Municipal Code. Val would have until June 2, 2017 to meet the deadline for having a Conditional Use Permit in place for Sales, Service, and Repair of vehicles to avoid violations and fines with the Town Municipal Code. Val currently has some permits in place for his commercial lot and no permits for the residential lot. Val will need to have his property surveyed and provide a Certified Survey Map for Land Consolidation. Val will also need to request a change of zoning from R-1 to C-1. Val also needs to request a Conditional Use Permit for sales, service, and repair of vehicles. Val will need a Conditional Use Permit for using a residence on a commercial property. Val is also to remove all non-titled, non-functioning, and salvage vehicles from the property. Val is uncertain of the total number of vehicles he currently has on his property. Failure to comply by the set date will result in violation of the Town's Nuisance and Junk Ordinance.

Val reported he contacted a surveyor to consolidate the parcels to C-1, and has not heard back from the surveyor at this point.

A discussion was held on updating the Town Municipal Code to include Agri-tourism and matrix for A-1 Zoning. Jerry explained how the locally grown products benefit the local businesses and the community. Current zoning allows for food processing only in A-2 and not commercial. Several members from the community were present for the discussion and shared comments.

Members will plan to meet with Consultant, Ken Jaworksi, for further direction on Agri-tourism.

Report on Town Board Action: Jim Heise reported the approval of Conditional Use Permit Application #02-17 for Garrett Schuster.

Future Agenda Items: Consult with Ken Jaworski on Agri-tourism.

Set May 2017 meeting date: May 1, 2017 at 6:30pm. Chairman Sillanpaa will contact members if meeting is rescheduled or cancelled.

Jim Heise moved to adjourn the meeting. Second by Karen Bartels. Motion carried unanimously.

Respectfully submitted,

Michelle LaPorte

Robert Sillanpaa

Jim Heise

Secretary

Chairman

Vice-Chairman