

**TOWN OF ADDISON
MINUTES OF THE PLAN COMMISSION**

March 4, 2021

The meeting was called to order by Chairman Bingen at 7:00 PM. This meeting has been properly noticed.

The Pledge of Allegiance was recited.

ROLL CALL: Members present: Robert Bingen, Lisa Anderson, Steve Fieweger, Leroy Infalt, Gary Karnitz, Jerry Priesgen, and Dan Wolf. 10 others were present.

APPROVAL OF AGENDA: Motion by Karnitz to approve the agenda and addendum. Seconded by Commissioner Fieweger. Motion carried.

APPROVAL OF MINUTES: Motion by Wolf to approve the February 4, 2021 minutes. Seconded by Anderson. Motion carried.

PUBLIC HEARING:

Conditional Use Hearing for Automobile, Truck or Recreational Sales and Service- CWG Enterprise LLC and Kaye's Trucks and Parts, 6510 Aurora Rd Suite G, Sec 12. Chad Graff and Eric and Joshua Kaye were present. Eric said they intend to purchase trucks that are brought in from southern states, make some repairs and sell them. They may sell some parts. They ideally would like to sell 5 trucks a month, mainly pickup trucks and Jeeps. Administrator Fieweger received a call from Sue King with the Wisconsin Department of Transportation, and they have no objection as long as the Kaye's are aware that no access to Hwy 33 will be granted. Gary Konrath, 6570 Aurora Rd, questioned what kind of Jeeps? Kaye stated they will all be personal vehicles. Chairman Bingen made three requests for public comment and upon hearing none further, motion by Infalt to close the public hearing. Seconded by Priesgen. Motion carried.

Conditional Use Hearing for a 14' x 50' Addition to an Existing Accessory Structure (40' x 50') resulting in a total of 2,700 square feet- Richard Krebs, 5850 Williams Rd, Sec 27. Richard Krebs was present. He stated he has sold his business and is renting storage units which is costly, so he wants to add onto his shed to store the equipment as he tries to liquidate it. Chairman Bingen made three requests for public comment and upon hearing none, motion by Priesgen to close the public hearing. Seconded by Karnitz. Motion carried.

NEW BUSINESS:

Conditional Use Permit for Automobile, Truck or Recreational Sales and Service- CWG Enterprise LLC and Kaye's Trucks and Parts, 6510 Aurora Rd Suite G, Sec 12. Priesgen asked where the parking of sale vehicles will be? Kaye stated that they have enough outdoor parking spots for 6 trucks. He has included a parking map. Chairman Bingen asked if there will be body work done. Kaye said maybe

some minor repair. Priesgen was wondering where the body damaged vehicles will be kept? Kaye stated inside. They want the place to look nice and will not have damaged vehicles outside. Wolf asked if this was a new business or are they relocating. Kaye stated that they are relocating because they have outgrown their current space and they will be open 9:00 a.m. to 9:00 p.m. Monday through Saturday. Administrator Fieweger stated that the building inspector has already been to the location and has issued the occupancy permit. Administrator Fieweger presented a draft CUP. Bingen read the CUP aloud. Motion by Karnitz to approve CUP A-21-002 as presented. Seconded by Anderson. Commissioner Fieweger abstained. Motion carried.

Conditional Use Permit for a 14' x 50' Addition to an Existing Accessory Structure (40' x 50') resulting in a total of 2,700 square feet- Richard Krebs, 5850 Williams Rd, Sec 27. Administrator Fieweger presented a draft CUP. Chairman Bingen read the CUP aloud. Motion by Commissioner Fieweger to approve CUP A-21-003 as presented. Seconded by Wolf. Motion Carried.

Discussion of Land Division- Gary & Melissa Stoffel, Parcel T1-0598-00Z, Sec 25. Melissa Stoffel was present. They would like to create another 1.5-2.5 acre parcel for their son to build on. Their parcel was divided off back in 1994. Chairman Bingen stated that Administrator Fieweger looked back in minutes and this followed zoning at the time and there were no deed restrictions being placed at that time. After this division the remainder of the property would need to be deed restricted against any more divisions or improvements. Administrator Fieweger explained that the Stoffels will need to obtain a Conditional Use Permit to proceed. It was the consensus of the board to proceed with the division.

Site Plan Consideration- Loose Parts, 5714 Black Walnut Dr, Sec 34. Derrick Schoenike was present as well as Adam Hertel from American Construction. Schoenike explained he want to construct a second building, 10,500 square feet on the property. Chairman Bingen asked if the building would be matching the existing building. Schoenike said yes. Bingen also asked if the storage containers on the property would be removed since the new building is going up. Schoenike stated no. He will continue to utilize the containers. Motion by Priesgen to approve the site plan as presented. Seconded by Karnitz. Motion carried.

Consideration of Equipment Update CUP A-00-007- T-Mobile, 6450 Weis St, Sec 15. Nobody was present from T-Mobile. Chairman Bingen explained that Administrator Fieweger had asked T-Mobile for hard copies of the plans, as well as an acknowledgment of the fact that the Commission would be requesting payment for an inspection after work is completed. There has been no response from T-Mobile. Motion by Karnitz to table until information is received. Seconded by Infalt. Motion carried.

Consideration to Amend Occupancy to allow a Commercial Kitchen- The Gardens Wedding Center, 7005 Hwy 175, Sec 6. Nobody was present from The Gardens. The board had discussion regarding the commercial kitchen in the basement of the chapel. Motion by Anderson to approve the occupancy amendment as long as all State Approved plans are submitted and permits pulled. Seconded by Commissioner Fieweger. Motion carried.

COMMUNICATIONS:

Priesgen explained that he received a complaint regarding excessive junk on a parcel on Hwy U. The Commission would like a letter mailed to that property. There were also other properties that came into question regarding storage containers and property maintenance. Administrator Fieweger will send letters of non-compliance and work with the Town Clerk to address the other issues.

ADJOURNMENT:

Motion to adjourn by Karnitz. Seconded by Infalt. Motion carried unanimously to adjourn at 7:58 PM.

Jill Fieweger
Zoning Administrator