

TOWN OF ADDISON
MINUTES OF THE PLAN COMMISSION

November 7, 2024

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, Jason Becker, Steve Fieweger, Gary Karnitz, and Dan Wolf. Leroy Infalt not in attendance.

APPROVAL OF AGENDA: Motion by Karnitz to approve the agenda. Seconded by Anderson. Motion carried unanimously.

APPROVAL OF MINUTES: Motion by Wolf to approve the October 3, 2024, minutes. Seconded by Fieweger. Motion carried unanimously.

PUBLIC HEARING: Conditional Use Hearing for John and Judy Ritger – T1_034000D – 6394 Hwy W – Sec. 15. Construction of a 34' x 18' (612 sq ft) addition to existing detached garage. Meeting was opened at 7:01pm. Ritger was present. Bingen read the Notice of Public Hearing. Ritger is requesting to construct a 34' x 18' addition to an existing 26' x 40' detached accessory structure exceeding 864 sq ft (1652 sq ft) per Sec 9.08 A(2) and exceeding 15' in height (23') per Sec 9.08 A(3). Ritger stated that he would be using the additional space to store equipment. Bingen made three requests for public comment and upon hearing none, motion by Fieweger at 7:03pm to close the public hearing. Seconded by Anderson. Motion carried unanimously.

NEW BUSINESS:

Discussion/Action Re: Conditional Use Hearing for John and Judy Ritger – T1_034000D – 6394 Hwy W – Sec. 15. Ritger is requesting to construct a 34' x 18' addition to an existing 26' x 40' detached accessory structure exceeding 864 sq ft (1652 sq ft) per Sec 9.08 A(2) and exceeding 15' in height (23') per Sec 9.08 A(3). Ritger stated that he would be using the additional space to store equipment. Wolf asked how many acres Ritger has. Ritger stated 3.38 acres for this parcel. Ritger was asked what the current sq footage of existing detached structure is. Ritger stated that it is a 26' x 40' (1040 sq ft) structure. Bingen asked Administrator Kaehler to add the total sq footage of the proposed structure to the Conditional Use. Motion by Becker to approve with the addition of the total square footage of proposed structure being added to the Conditional Use. Seconded by Karnitz. Motion carried unanimously.

Discussion Re: Paul Konrath (Konrath Holdings LLC)/David Pichler (Freedom Supply LLC/Eagle Machine Products LLC) – T1_0800004 – 5711 Black Walnut Rd – Sec 34. Konrath was present and is requesting renting out his building to David Pichler. The companies make snowmobile parts and would be permitted use in the M1 district. Konrath stated that he is currently working with WE Energies to

upgrade the electrical service. Members on the board stated that an Electrical Permit may need to be pulled with the Town of Addison. Kaehler to contact Building Inspector Pfeifer to let him know about this change and will get direction from Pfeifer on how to proceed. Pichler is looking at taking occupancy January 2025. Motion by Wolf to approve the Occupancy Permit for Pichler. Seconded by Fieweger. Motion carried unanimously.

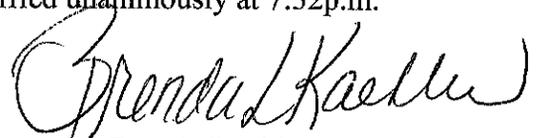
Discussion Re: Margaret Moser – T1_0134 & T1_0135 – 7225 Beaver Dam Rd – Sec. 6. Kathy Rincon, the daughter and Power of Attorney for Moser was present. Rincon is looking for guidance from the Plan Commission on splitting (2) 5-acre parcels from the above-mentioned parcels and deed restrict the remaining land that no future land divisions, buildings, or improvements will be allowed without Town of Addison approvals. T1_0134 is 19.54 acres and T1_0135 is 35 acres. Bingen stated that each of those parcels would be a buildable lot. He told Rincon to put together a drawing showing how they would like to create the two new 5-acre parcels, and to show well and septic etc on the drawings along with setbacks and submit them for review by the Plan Commission at the December 5, 2024, meeting for approval to move forward with an actual Certified Survey Map. Rincon to get drawings to Kaehler for the December meeting.

Discussion Re: Allenton Family Dentistry – T1_093300E – 608 Church St – Sec 15. Addition to business and personal residence. No one was present to represent for the Dentistry. Plans were submitted to Kaehler via email from Thrive Architects regarding an addition to the Allenton Family Dentistry. Bingen stated that with them doing any addition, whether to the residential part of the building or the business side of the building, they would need to go through a rezone from R-3 to B-1. B-1 would still allow the business along with residence attached. Land Use map would also need to be updated with this change. Kaehler to be in touch with Allenton Family Dentistry as well as Thrive Architects to let them know the process if they wish to proceed with an addition.

COMMUNICATIONS: Wolf asked if water and sewer were ran up Blueberry Rd for the Allenton Sanitary District, would there need to be a rezone for those parcels that would be added to the District? Bingen didn't think so but stated we will look into it.

ADJOURNMENT:

Motion to adjourn by Karnitz. Seconded by Anderson. Motion carried unanimously at 7:32p.m.



Brenda Kaehler
Zoning Administrator