



634 State Road 19 PO Box 37, Marshall, WI 53559
www.townofmedina.org

TOWN OF MEDINA MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 29, 2021
7:00 PM

The meeting was called to order by Chair Phillip Braithwaite. Pledge of Allegiance recited.

Roll Call: Sue Zingshiem, Donna Hellenbrand, Gary Lukens, Phillip Braithwaite, Tammy Jordan, Mike Haag, Michelle and Steve Nampel, Ryan and Colleen Burke, Trevor and Christi Heffron, Justin and Amanda Pries, Caleb Rodgers, Kim Kohler, Barb Kohler, Todd Weinberger, Nate and Lauren Nessam, Rick Olson, and Cara Broome.

Driveway Application: Trevor and Christi Heffron – 41 Clarkson Road, Marshall, WI.

Intended Use: Shared residential driveway. Easement agreement in place. Motion by Gary Lukens 2nd by Mike Haag to approve driveway application. Motion carried 5-0.

Driveway Application: Nathan Neesam – 970 West Medina Road, Marshall, WI

Intended Use: Second driveway for trucks and equipment. Jim Hellenbrand OK with location, visual site OK. Motion by Sue Zingshiem, 2nd by Gary Lukens to approve driveway application. Motion carried 5-0.

Change monthly meetings of the Planning Commission to the last Tuesday of the month. Motion by Sue Zingshiem, 2nd by Mike Haag. Motion carried 5-0.

Rezoning: FE Management LLC (Steve Nampel) – 1151 Berlin Road, Marshall, WI Parcel# 0812-053-9090-0

Current Zoning: Rural Residential (RR-4) Proposed Zoning: General Commercial (GC) 4.93 acres

Intended Use: Venue Barn with CUP for the house residence.

Michelle and Steve Nampel presented an updated site plan. The new plan specified other types of events in addition to weddings, did not state 12 events a year or from May through October. Michelle Nampel stated that no more than 12 total events would be held during the year. Weekends only. Parking spaces 10by20 feet, 94 spots. Concerns expressed that area was low and would be wet. Remanufactured black top would be applied to area. Bathrooms would be ADA approved. Ditch would also be cleaned to provide more drainage. No AC in barn, seasonal use. Plan moved lighting and signage view from residential homes. Pictures of light fixtures, fence, and porta potties provided.

Kim Kohler presented a petition with 28 signatures from residents of Deansville opposing the rezoning.

Concerns: Negative effect on residential home values. West neighbor only 88 feet from lot line. Phillip Braithwaite stated fence was not acceptable. A berm, trees, and/or higher denser fence were offered.

DRAFT



634 State Road 19 PO Box 37, Marshall, WI 53559
www.townofmedina.org

Motion by Phillip Braithwaite to deny rezone. 2nd by Gary Lukens. Roll call vote: Braithwaite – Yes, Lukens – No, Hellenbrand – No, Haag – No, Zingshiem – No. Motion failed 4-1.

Nampels were asked to combine the 1st and 2nd written plans and appear before the Planning Commission for a 3rd time, which meant possibly having to delay their July 27 Dane County hearing. Motion by Gary Lukens to have Nampels appear before the Planning Commission a 3rd time and to wave the fee for only this one additional meeting. 2nd by Mike Haag. Roll call vote: Braithwaite – No, Haag – Yes, Lukens – Yes, Zingshiem – Yes. Motion carried 4-1.

Gary Lukens made motion that Nampels' next plan include a professional rendering of an appropriate visual barrier, recommendations for sound decibel level testing, more complete information on parking layout and how the spaces will be built, and a combination of the written information submitted from the 1st and 2nd plans, such as maximum number of events per year. Mike Haag 2nd. Motion carried 5-0. Nampels were told that the updated plan would need to be submitted to the Town Clerk at least 14 days prior to the date of the Planning Commission's monthly meeting to be put on the agenda for that month. For example, submission by July 13 to make the July 27 meeting.

Motion to Adjourn: by Gary Lukens, 2nd by Mike Haag. Adjourned at 8:40 pm

The above driveway applications will be presented to the Medina Town Board July 14, 2021 6 pm.

Sue Zingshiem/Secretary