



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

TOWN OF MEDINA MEETING OF THE PLANNING COMMISSION
TUESDAY AUGUST 31, 2021
7:00 PM
Medina Town Garage

MINUTES

The meeting was called to order by Chairman Phillip Braithwaite

Pledge of Allegiance recited.

Roll Call: Sue Zingshiem, Phillip Braithwaite, Gary Lukens, Donna Hellebrand, Village of Marshall Board and Plan Co., Michelle and Steve Nampel, George Boyer, Jr., Todd Kluever, Roger Lane (Dane Co.), Andrea Andrews, Chris Campbell, Tim Kluever, Elessa Kinder, Caleb Rodgers, Valars Rogers, James McFadden, Rose Marie Bochlart, Amanda Priess, Justin Pries, Collen Burke, Ryan Burke, Sue Peck, Tara Gibbons, Sara Boyer, Scott Michelak, Steven Shulz, Aaren and Trisha Christen, Steve Scheel and Barb Kohler. Mike Haag absent.

The minutes from the previous meeting: Motion to approve by Donna Hellebrand, 2nd by Gary Lukens, motion carried 4-0

Public Appearances: None

Information only-Discussion with George Boyer, Jr regarding his purchase of/plan for several parcels at 529 Waterloo Rod (Formerly Bailey Farms)
Roger Lane stated that the Petition # 10073 Rezone 2009 Submitted by the Township of Medina for rezone to Dane County received no action due to the fact that it is under the Extra Territorial Zoning (ETZ) jurisdiction of the Village of Marshall. Roger Suggested The current residences be issued new address numbers that are in sequence. 533 Waterloo Road (HC) 529 Waterloo Road (Mr. Boyer Residence) 531 Waterloo Rd 525/527 Duplex. Roger Lane (Dane Co.) will take care of assigning new address numbers and zoning issues. Mr. Boyer is purchasing the property in three phases. Sept 15 closing on #2 March 15th on #3 Some of the buildings will be removed. At this time # 3 proposed salvage recycling center to be determined by road setbacks and environmental set backs(Proposed zoning MI with CUP 1.6 acres). With zoning pre 2009 will allow Mr. Boyer to operate his auto business.

*Site plan for new house (Todd Kluever) 1221 State Highway 19, Marshall-The house will be placed more than 100 feet from current residence so must be approved by Town Board and county zoning committee. The new house would be placed behind the barn about 200 ft. from current house. Eckmeyers current septic is OK, at this time well is OK but maybe to far from new house and may drill new well. Most of site is buildable some not as good. Not sure on slab or frost walls. Dane Co. review 8/31. House will be placed in farmstead cluster.

Motion to approve by Phillip Braithwaite, 2nd Gary Lukens, motion carried 4-0

*FE Management LLC (Steve Nampel) Rezone: 1151 Berlin Road, Marshall, Wi. Parcel# 0812-053-9090-0 Current Zoning: Rural Residential (RR4)
Proposed Zoning: General Commercial (GC) 4.93 acres Intended uses: Allow existing barn to be used for event venues

Nampels presented the combined site plan: 12 events-May-Oct-10:30 AM to 11:30 PM Fri, Sat, Sun-Music end at 11 PM-lighting pictures-Parking for 96-Landscape placing of trees which is to be extend around the corner to the West. Had Earthscapes show plan for barrier. Fencing plan with new barrier Phillip stated previous fence plan was acceptable. Noise decimal test completed.

Concerns: Extra traffic, more Dane co. patrol in area, too small of an area for such,



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Noise from music, bad condition of Berlin road thru the marsh.
Petition on file for against and emails on file for rezone.
Motion to Approve Rezone Parcel # 0812-053-9090-0 to General Commercial and that the property be deed restricted exclusively to: 1. A business that allows the existing barn to be used for event venues. 2. Adhere to the site plan and operational narrative as provided in the Deansville Ranch Business Plan dated 8/17/21 regarding types of events, number of evens per year, hours and days of operation, cessation of music, parking visual barriers, lighting, noise levels, and portable restrooms, but exclusive of the commercial use of the residence until such time that a Dane County conditional use permit is obtained for such a use; And that other , non-deed restricted conditions include: 1. That the barn be brought into compliance with the Wisconsin Commercial Building Code. 2. The the business submit to the town of Medina Clerk a list of the events that occurred during the year, by the type and date by December 31.
Motion- 2 approve 1 abstain 1-no Presented to Dane Co. Sept. 28

*Motion to adjourn by, Phillip Braitwaithe 8:50pm

The above will be presented to the Medina Town Board September 8, 2021 at 6:00 pm

Sue Zingshiem/Planning Co. secretary.