

1. **Call To Order:** Rich Heidel called the meeting to order at 5:30 pm.
Roll Call: Bob Ross, aye; Peter Burkel, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.
2. **Verify/Modify/Approve Agenda**
Motion by Rich Heidel, **Second by** Bob Ross to approve the Planning & Zoning Commission agenda as modified, switching items 5 and 6. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: April 9, 2015:**
Motion by Bob Ross, **Second by** Jeff Ambrosius to approve the April 9, 2015 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:**
Sandra King commented on why there is a need to rezone agricultural property to residential zoning along N. Overland Rd. Allyn Dannhoff explained that the rezoning is meant to protect the existing homes along that section from certain Ag uses that may not be desirable next to residential.
5. **Consider Rezoning Parcels HB-136, HB-155, HB-226-1, HB-218:**
Brown County is seeking rezoning of the identified lands from A1-Agriculture to I2-Industrial Park in their efforts to include these lands in the Wisconsin Economic Development Corporation's (WEDC) Certified Sties program. These lands are largely within the Airport Height District A, which has significant limitations regarding occupancy/building usage due to the proximity of one of the airport's runways.
Motion by Rich Heidel, **second by** Tom Dennee to approve the request to change zoning from A1-Agriculture to I2-Industrial Park for HB-136, HB-55, HB-226-1 and HB-218 for the Austin Straubel Airport. All in favor. None opposed. Motion carried.
6. **Consider CSM of Lands Being Sold From HB-35:**
Jeff Lewins is considering purchase of 4.8 acres of lands from the northeast corner of HB-35. This land is accessed by Brookmont Ct located in the Bain Brook Estates 4th Addition. Mr. Lewins is proposing to create 2 parcels equaling 4.8 acres, from land he desire to purchase. The land is also scheduled for rezoning from A1-Agriculture to R2R-Rural Residential at the May 19th Village Board meeting.
Motion by Rich Heidel, **second by** Jeff Ambrosius to approve the 2-lot CSM on Brookmont Court as presented. All in favor. None opposed. Motion carried.
7. **Consider Conditional Use Permit: 1466 Ravine Dr., HB-1813, Allow Single Family Residence with Attached "Mother-in-Law" Suite:**
The structure at 1466 Ravine Drive was constructed in 1994. The former developer and owner commenced building a duplex in non-compliance with the zoning district permitted uses and in non-compliance with subdivision covenants limiting development to single family homes. The prior owner/developer exhausted Village (then Town) options in seeking approval for a duplex. Appeals to allow this structure (built in a manner meeting the definition of a duplex) were made to the Planning and Zoning Commission, Board of Appeals and the Village Board. The net result of these efforts confirmed that a duplex could not be built. Unfortunately, this structure continues to be built and was completed as a duplex. How the original owner/developer occupied the duplex cannot be confirmed. However, it was confirmed by the recent realtor this structure was being leased to two independent families in recent history. In recent history the property was subject to foreclosure and sale. This office sent correspondence to the real estate agency selling the property on behalf of the mortgage company advising this structure was built in non-compliance with the zoning ordinance. An attorney on behalf of the mortgage company requested and was provided

copies of information relating to the non-conforming use, structure issue. Mr. Randy Bendel, who occupied the two story portion of the structure during the mortgage company's ownership, purchased this property with an understanding it could be used as a single family house with a mother-in-law suite (as is). He apparently had no knowledge of the communication this office sent to the real estate agency and mortgage company. He is presently in the process of securing long term financing. He has short term financing from the selling mortgage company. As a result of the financing effort, an appraisal is being done and the non-conforming use creates problems for the appraisal and financing. Thus Mr. Bendel is seeking a CUP to allow the structure to remain as is, conditioned on the adjoining single story unit being used as a "mother-in-law" suite.

Motion by Bob Ross, second by Peter Burkel to approve the conditional use permit with conditions as stated by staff adding #14. To require a building/floor plan. After discussion motion was amended to include #14. Any physical modification to the structure must secure Village approval to ensure compliance with Village Ordinance and conditions of this permit. All in favor. None opposed. Motion carried.

8. Zoning Administrator's Report:

Update on backyard chickens for child care center. After more research, it was discovered that there is a provision that allows chickens for educational purposes. The child care center would fall under this provision and are allowed to have chickens.

9. Meeting Adjournment:

Motion by Rich Heidel, Second by Bob Ross to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 6:30 p.m.