

Exeter Planning Commission

December 21, 2021

7:08PM

Attendance: Paul O'Connor, Mark Gundlach, Jeremy Biermeier, Ed Short, Hans Justeson and Clerk Sass

Public: Ted Fahey, Steve Forrer – see attached sign-in sheet for additional residents

Public Hearing:

Paul reviews the duties of the planning commission. This is an advisory committee only.

- 1) Steve Forrer – Schreckhorn Ridge LLC – request to create a 1.5-acre parcel from an 18.96-acre parcel. Parcel #23014-0044.0510.

Christine James – N9171 Cardinal Crest, lot 19, purchased in 2004. Representative for Badger Ridge LLC talked her into the lot. They were told that the common land is what sold the town board on the subdivision. They brought people to the neighborhood. Conservancy land – no more houses will be built. Everyone who visits tells us we have beautiful sunsets. We feel that they were “baited and switched.” Impact on land, water drainage, etc. Septic easement triangle in the center of lot 5. What is the plan for building?

Randy Gunter – his was the 4th house built; he was told twenty lots is all there will ever be. He talked to Mr. Forrer about these restrictions. Out lots 2 and 5 – buyers will have sole discretion to grant approval for selling out lots. We were lied to. Current owners need to decide what is right and the commission members also need to decide what is right.

Dan Seymour – purchased home a little over one year ago. Mission and Vision of Land Plan – protect the town. Badger Ridge was developed as a conservation neighborhood. The neighbors have maintained the conservancy areas. There are lots that have unnatural boundaries. Remain true to the Land Use Plan values. Contracts mean something and Badger Ridge should be held accountable.

Carl Atwell – owns lot 6, lived in Verona and wanted to get out. This new lot would be in his backyard. He reads the Badger Ridge marketing brochure. Twenty lots means twenty, out lot means out lot and seventy-three acres means 73 – undeveloped. We were promised something and now we must spend money to stop the land division.

Steve Forrer – bought properties from Gordon Ladwig. He wanted to get out of Dane County. Title does not mention anything the property owners are stating. It says he is the caretaker of the two out lots, he pays the taxes on those out lots. He purchased the property from Gordon Ladwig with a clear title. He regulates the out lots – there are misuses of the out lots (boats stored in the woods, work trucks, etc.). There is nothing recorded in Green County that states these out lots can never be built on. Lot 5 has an easement onto the outlet, if needed. This out lot would only have 1 – single family home. He purchased Badger Ridge in July.

Paul O'Connor – plated prior to the Land Use Plan (1998 or 1999). Township had nothing to do with the subdivision. Green County Zoning did all the plating, etc. One of the documents was filed and states there may be development of the out lots. There are different covenants between all the neighbors.

Badger Ridge misrepresented to the buyers. Subdivision covenant states that upon sale of the final lot (20th), the homeowners take control of the out lots. Covenant is a civil issue. Steve can create up to six lots according to the Land Use Plan with the number of acres he owns. The township does not get into enforcing covenants in any of the subdivisions. The commission is only looking at how his request fits into the Land Use Plan. A new waste-water management plan would need to be done with any new construction.

Rick Roth – what about the safety issue? There is already too much traffic on Argue Road.

Garret James – Land Use agreement. Doesn't that somehow deal with road usage?

Dave Tollefson – how far does a house have to be from the line fence?

Ed Short – that is a question for Green County Zoning. There are many variables.

What about driveway restrictions? Paul – driveways are all sited by the town chairperson and the road patrolman.

Motion to close public hearing (MG/HJ), all in favor, motion carries.

Public Hearing closed at 7:59PM

Regular Planning Commission meeting – 8:12PM

Approval of Minutes: Motion to approve minutes with correction from November 16, 2021, meeting (MG/JB), all in favor, motion carries

Public Input - None

Old Business: None

New Business: Request by Steve Forrer to create a 1.5-acre lot in the Cardinal Crest subdivision. A new soil and water management plan must be created. This is based on title document. **MOTION to recommend approval of proposed 1.5-acre residential lot located in out lot 5 of Ridgeview Farms Subdivision supported by Declarations of Covenant, conditions and restrictions and easement document number 431161 provided by owner. Conditioned upon land division needs to comply of said document and in accordance with current Town of Exeter land use plan and subject to 28.5-acre floating deed restriction. Specifically, document requires a new soil erosion and storm water management plan to the town engineer for review and approval (HJ/MG), all in favor, motion carries.**

Adjourn: Motion to adjourn (ES/MG), all in favor, adjourned at 8:28PM.

Respectfully submitted,

Dawn Marie Sass
Clerk/Deputy Treasurer

***The meeting was not taped so public comments are not verbatim but capture the intent.*