

Exeter Planning Commission

Public Hearing

April 10, 2023

6:01PM

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

Public: Kent Brauer, Candee and Jay Christen and Jason Lennach, Ted Fahey arrived at 6:38PM

Public Hearing:

1) The Town of Exeter has received a request from Corey McMahan – agent, to create a 1.5-acre lot located at N9495 Christen Rd., SW/NW ¼ of SE/NW ¼ section 5, tax parcel 23014 0035.2000. There is an existing stone structure on Corey's property. Corey wants to fix that stone structure, but Green County requires that this structure sit on its own acreage. There is 28.372 acres that will be deed restricted to future development. This would be the second floating deed on this property. Candee – just found out 45 minutes ago, where is the driveway to this parcel? If new driveways are going in, are they directly across from our driveway? Paul – safety siting distance is always done on the side of the road where the driveway will go in. Ed – shared septic and well (new permit has been issued). Ed says the state call for driveways is 485 ft (rounded to 500 ft) for driveway siting. A speed limit on Christen Road would help with siting a driveway. Lower the speed, siting distance decreases. Minimum lot size – 1.5 acres, deed restrict 28.5 acres, clusters development – 1.5 acre to 2.5 acres (3 lots per thirty acres) and deed restrict the remainder to achieve thirty acres. You can have six splits in five years. Deed restriction always goes along with the land. McMahan has about fifty-four acres of deed restricted to the land they own. What if McMahan's want to have a conditional use permit, am I not going to be notified? If all neighbors are not listed, how do I get notified?

2) The Town of Exeter has received a request from Dave and Marilyn Bollig – to create a 3.1-acre parcel, located at N9258 County Road D, NW ¼ of NW ¼, Section 12, tax parcel 23014 0078.0000. The intent is to tear down the existing structure to build a new house. No deed restriction because it is an existing farm structure. Dave can sell the lot to anyone once it is divided. They have enough land to create a cluster development but there would be driveway siting issues, right-of-way, etc.

Motion to close public hearing (MG/JB), all in favor, motion carries. 6:30PM

Public Hearing closed at 6:30PM

Regular Planning Commission meeting – 6:30PM

Approval of Minutes: Motion to approve minutes from March 21, 2023, meeting (JB/MG), all in favor, motion carries.

Public Input:

Old Business

New Business:

2. The Town of Exeter has received a request from Corey McMahan – agent, to create a 1.5-acre lot located at N9495 Christen Rd., SW/NW ¼ of SE/NW ¼ section 5, tax parcel 23014 0035.2000. Candee – what happens if the property is sold, would they have a shared septic/well and driveway? Finance lenders would make sure that there is an agreement before they approve lending. Candee – shared septic/well and driveway? **Motion by the Plan Commission to recommend approval of the McMahan request to the Town Board (JB/MG)**, all in favor, motion carries. Prior to Town Board review and approval, Corey needs to present a letter acknowledging the Mandt Reichling Farm LLC floating deed restriction on the new CSM and that he is acting as agent of the LLC.

1. The Town of Exeter has received a request from Dave and Marilyn Bollig – to create a 3.1-acre parcel, located at N9258 County Road D, NW ¼ of NW ¼, Section 12, tax parcel 23014 0078.0000. Jason Lennach – will the Bollig's live in the farmhouse while the new house is being built? Green County will let them if the old structure is torn down after they move in. I am concerned the house is going to be closer to mine. Ed thinks they will be built right next to the current structure. There should be about a 100-feet between the Bollig's and you. **Motion by the Plan Commission to recommend approval of the Bollig request to the Town Board (CM/MG)**, all in favor, motion carries.

Adjourn: Motion to adjourn (MG/CM), all in favor, motion carries, adjourned at 6:41 PM.

Respectfully submitted,

Dawn Marie Sass

Plan Commission Secretary