

June 11, 2012 - Zoning Board of Appeals Meeting re: Bank of Oakfield (former O'Leary property)

Notices published in the Ripon Commonwealth/Express the weeks of May 23 & 30, 2012 and posted in 3 posting places and on Town Garage. The Town of Metomen Zoning Board of Appeals met on June 11, 2012 at 7:00 p.m. with Town Chairman Jeff Amend calling the meeting to order. All present signed the poll list.

Darwin Ebert/Pearl Schicker made a motion to appoint Chris Retzlaff as Chairperson of this meeting.

Zoning Committee Present: Pearl Schicker, Darwin Ebert, Chris Retzlaff, Kim Michaelson, Chip Horvath. Absent: Ron Fenner.

Cindy read the notice that was published.

Cindy swore in John Hutter.

John Hutter presented his case. He is interested in buying 24 Acres from the Bank of Oakfield (via Ryan Kamphuis) on Hwy. 49, southwest of the RR tracks. This is the former O'Leary building site. Land around the site is owned by WI DNR. John owns J&J Trucking and is looking for a site to store his trailers (only). Direct access to the highway would be very favorable for his business. John asked if he needed to rezone or if only needed an alternate use permit? He has too many trucks for the alternate use permit. He is interested in rezoning only 1-3 acres with possibly a driveway on Liner Rd. or to widen the current driveway. The other acreage would remain as cropland. There could be 5-25 trailers parked there and possibly trucks over the weekend. He would rent out the house. Trucks/trailers would be worked on/maintained at his shop on Oak Grove Rd. No oil, but possible fencing. He would gravel the lot with cement for a stand. This site would minimize truck traffic on town roads.

Cindy Swore in Jim Foote: They live on the corner of Liner and 49. They are worried about the truck traffic with a driveway on Liner Rd. There is a hill on Liner that would cause concern for a hazard. The value of his home would decrease with a truck lot next to them. Jim also cited that he has a concern with the commercial zoning that if J&J would sell, anyone else could come in. He favors the land use permit.

Cindy swore in Marilyn Belmer: She had served 20 years on their local zoning board and she cited spot zoning as "ridiculous". A special use permit that could not be transferred would be OK. But to open this up to commercial zoning is not a good idea. Cannot consider spot zoning for 1 or 3 A.

Chip mentioned a concern with the watershed on the site.

Cindy swore in Larry Beier. Larry owns the truck lot just South of the Town Hall property. He could not get his property rezoned for commercial as the concern was that he could sell the property to anyone else for commercial use. He was allowed and operates with a special use permit. He cannot have direct access to the highway.

No one present swore in to make a case in favor of rezoning commercial.

Chris noted he was not in favor of spot zoning.

Pearl agrees with Jim Foote regarding the disturbances from truck traffic.

Kim asked John about expanding at his current location (52 acres) and John noted that he wanted direct access to the highway.

John Hutter added that there could be a consideration to put in a driveway north of the house. It is 45 mph at that point but he would need WI DOT approval for that driveway.

Chip noted that he is not in favor to rezone now but is open to future suggestions that would work.
Chris/Chip made a motion to DENY the rezoning request at this time.
Pearl Schicker-no; Darwin Ebert-no; Chris Retzlaff-no; Kim Michaelson-no; Chip Horvath-no.
Rezoning committee recommends that they rezoning request is denied.

Motion to adjourn at 8:25 made by Retzlaff/Horvath

Respectfully Submitted,
Cindy Sheskey, Clerk