

**MINUTES of PLAN COMMISSION MEETING
OCTOBER 9, 2018 @ 7:00 P.M.**

Members Present: Michael Calewarts, Steve Olsen, Kathy Janssen, Michael Gaworek, Keith Brunner, Melissa Trepanier, Ralph Witte, Zoning Administrator, Clerk – Michelle Wallerius. Meeting called to order by acting Chair, Steve Olsen at 7:00 p.m.

PLAN COMMISSION AGENDA

1. **Review of Minutes from August 6, 2018.** Motion by Mike Calewarts and seconded by Keith Brunner to approve. MC 6-0

2. **Request that Conditional Use Permit (2018-2) for ND-587-5 for approval of a machine shop in existing pole building located at 5892 County Road KB, Denmark:** Request from Kelly and Michelle Malach to operate a small machine shop from an existing accessory building located at 5892 Cty Rd KB. Administrator Witte submits letter they have presented from neighboring property owners in support of CUP. Property is just under 8 acres and zoned Ag-R; rezoning is not being requested. CUP would go with the property as long as the use continues. Steve Olsen questions if there would be any change in traffic. Malach's states minimum or none. They intend to deliver their product and everything in the shop will be handled by hand, no cranes. Mike Calewarts inquires if they would plan to expand? Kelly Malach states it is unlikely as they will not have employees, and he does not want to exceed 4 machines. Machines consist of a C&C and drill press. There would be very little noise. At some point he may request an addition to the accessory building for his personal use, but not for the business. Existing parking is adequate. Melissa Trepanier feels nothing would physically change. Motion by Kathy Janssen and seconded by Melissa Trepanier to approve Conditional Use Permit for machine shop. MC 6-0

3. **Any other business of the Commission may deem appropriate:** Administrator Witte submits CSM for property purchased by the Denmark School District from C. Kramer. Total parcel consists of 14.5 acres; dedicated easement for High Ridge and Diamond Ridge Circle. In order to move forward a joint recommendation by the municipalities would be needed as the 65' radius turnaround off Diamond Ridge Circle falls within the Village of Denmark and the Town of New Denmark. Both properties are currently owned by C. Kramer, but this area would need to be dedicated as a temporary easement for emergency vehicles. Village cannot condemn since property is not within their municipality. Property owner have to request annexation to the Village at a future date, but at this time Mr. Kramer does not intend to sell any additional property. Discussion about future expansion of subdivision. Difficult due to steep slopes and wetlands. Ralph states there is no intention at this time to build a road, but the temporary easement needs to be dedicated. Mike Calewarts questions who is paying for the road improvement when it is constructed? Ralph states the Village has no intention to develop the road, and Plan Commission agrees Town should not be responsible for any future cost. Motion by Mike Calewarts to accept temporary 65' radius turnaround as denoted on CSM dated August 24, 2018 with the caveat no tax dollars from the Town of New Denmark will be used to improve or construct a road or turnaround in the future. Seconded by Kathy Janssen. MC 5-1,

Michael Gaworek opposed as it is unknown if the property owner consented to this temporary turnaround.

Administrator Witte states Brown County Planning is working on the Farmland Preservation map and all zoning changes from 2011 to present have been submitted for updates.

Kathy Janssen states she is a very big proponent of green energy and has been reading about anaerobic digesters in Europe. These digesters are regulated to death by the government. In Europe they have developed composting facilities for the affluent, similar to what is being proposed by Big Ox. In Europe the affluent must be utilized for pasture or steam cleaned and it PTE (Potential Toxic Elements) was noted and extracted from this material. Discussion that the DNR is moving to require 96% pure water prior to discharge from the digesters. Kathy Janssen feels a compost facility in New Denmark would be a concern for her. Plan Commission's duty is to ensure the water & air quality in the Town. Mike Calewarts feels the affluent is not organic as it is not strictly a by-product of animal waste, but is an industrial waste.

Motion by Mike Calewarts and seconded by Michael Gaworek to adjourn at 7:40 p.m. MC

Prepared: Michelle Wallerius, Clerk

Approved: DRAFT