**TOWN OF FAIRFIELD**

**PLANNING & ZONING PUBLIC HEARING**

**THURSDAY, JANUARY 28TH, 2021**

**THE MEETING WAS HELD AT THE BARABOO CIVIC CENTER RM 12 AND THE MEETING WAS CALLED TO ORDER BY TIM STONE AT 6:00 PM.**

**\*\*COMPLIANCE WITH THE OPEN MEETING LAW WAS VERIFIED BY THE CLERK, NOTICES WERE POSTED 3 PLACES IN FAIRFIELD, 2 TIMES IN THE BARABOO NEWS, ON THE TOWN WEBSITE AND NOTICES WERE SENT TO ALL NEIGHBORING RESIDENTS WITHIN ¼ MILE OF THE PROPERTY.**

**\*\*ROLL CALL- PLANNING AND ZONING COMMITTEE MEMBERS PRESENT WERE, JOHN TURNER, RALPH HEISER, TOM OTTO, RON LEHMAN, MARY ALEXANDER, MITCHELL SCHOENOFF, CHAIRMAN, TIM STONE AND MARK STEWARD, ZONING ADMINISTRATOR.**

**\*\*JOHN TURNER MADE A MOTION TO APPROVE THE AGENDA, RALPH HEISER SECONDED, MOTION CARRIED.**

**\*\*TIM STONE READ THE MINUTES FROM THE 12-11-2020 PLANNING AND ZONING PUBLIC HEARING.**

**\*\*JOHN TURNER MADE A MOTION TO APPROVE THE MINUTES, RALPH HEISER, SECONDED, MOTION CARRIED.**

**\*\*THE PURPOSE OF THE PUBLIC HEARING WAS TO DISCUSS WITH THE RESIDENTS A REQUEST BY BRAD WEIRICH AND WEIRICH FAMILY FARMS LLC FOR THE PROPOSED REZONING OF LAND FROM AGRICULTURAL CONSERVANCY TO RECREATIONAL COMMERCIAL LOCATED AT S3704B TRAPP RD BARABOO, WI. MORE SPECIFICALLY DESCRIBED AS THE EAST 30 ACRES OF THE SOUTHEAST OF THE NORTHWEST OF SECTION 21 TOWNSHIP 12 NORTH RANGE 7 EAST. THE PURPOSE OF THE REZONE IS FOR A FUTURE CONDITIONAL USE PERMIT APPLICATION FOR A CAMPGROUND. A CAMPGROUND IS DEFINED BY SECTION 1.02(18) OF THE TOWN OF FAIRFIELD ZONING ORDINANCE.**

**BRAD WEIRICH AND HIS DAUGHTER LACY BEGAN THE MEETING BY PRESENTING THE BOARD AND RESIDENTS WITH A POWER POINT PRESENTATION ON WHAT HIS INTENTIONS AND PLANS FOR THE FUTURE AGRITOURISM/ CAMPGROUND WITH EMPHASIS ON FAMILY FARMING AND THE IMPORTANCE OF KEEPING THE FAMILY FARM. THE PRESENTATION ALSO INCLUDED LETTERS AND SIGNATURES FROM NEIGHBORS WHO ARE FOR THE CAMPGROUND AND A PACKET WITH ALL THE ENGINEERING MAPS, EMERGENCY PLANS, LAYOUT OF CAMPGROUND AND INTENTIONS OF WHAT WILL BE AT THE PROPOSED CAMPGROUND.**

**RESIDENTS THAT SPOKE WITH CONCERNS ABOUT THE PROPOSED CAMPGROUND AT THE PUBLIC HEARING WERE BRENT BAILEY, AND BARB LUCE. SOME OF THE CONCERNS THAT WERE BROUGHT UP WERE THE ROAD CONDITIONS AND HOW WOULD EMERGENCY VEHICLES MAKE IT UP THERE, CAMPFIRES GETTING OUT OF HAND AND BURNING THE RIDGE AND THE COST OF EXTRA FIRE CALLS TO THE TOWNSHIP, WAS IT PERMITTED BY THE DNR TO EXPAND AND DO WORK TO THE EXISTING POND THAT IS ON THE LAND ALREADY, IS THE ROAD WIDE ENOUGH FOR 2 RVS TO MEET AND PASS WITHOUT GOING OFF THE SIDE,PRESERVING THE BEAUTY OF THE BLUFFS, AND HOW WOULD THEY PREVENT TRESPASSING ON THE NEIGHBORING PROPERTIES.**

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**RESIDENTS THAT SPOKE IN FAVOR OF THE CAMPGROUND WERE STEPHEN KUNZE AND DALTON ROTH, STATING THAT IT WAS A GREAT IDEA AND THAT THE WEIRICHS ARE HARD WORKERS AND WOULD RUN A GOOD BUSINESS.**

**JAMIE BRANDT THE ENGINEER FROM REEDSBURG ENGINEERING CO. SPOKE TO THE COMMISSION AND RESIDENTS ON THE ENGINEERING PLAN FOR THE CAMPGROUND PERTAINING TO LOCAL REGULATIONS, THE DNR PERMITTING FOR STORM WATER MANAGEMENT, EROSION CONTROL, AND RUN OFF ISSUES, AT THIS TIME THE DNR PERMIT IS STILL PENDING. JAMIE BRANDT STATED HIS RESEARCH SUGGESTED THAT THE CAMPGROUND PLANS ARE SOMETHING THAT CAN BE DONE.**

**BRAD WEIRICH ASKED FIRE CHIEF KEVIN STIEVE TO ADDRESS THE QUESTION OF HOW OFTEN THEY RECEIVE CALLS ON CAMPFIRES GETTING OUT OF HAND, KEVIN STIEVE STATED THERE ARE NOT MANY CALLS ON CAMPFIRES. TIM STONE THEN QUESTIONED KEVIN STIEVE ABOUT THE ROAD, AND IF IT WAS WIDE ENOUGH FOR RV TRAFFIC, KEVIN STATED THAT THE DRIVEWAY INTO THE CAMPGROUND WOULD HAVE TO BE WIDER THAN THE EXISTING ROAD.**

**THE PLANNING AND ZONING COMMISSIONERS ALSO HAD CONCERNS ON THE CAMPGROUND, SOME OF THESE CONCERNS WERE, IS 60 SITES ENOUGH TO GENERATE ENOUGH MONEY TO MAKE A LIVING, ARE THEY ABLE TO RUN ENOUGH ELECTRIC UP TO THE CAMPSITES NEEDED TO PROVIDE RV’S ENOUGH POWER. IS THE ROAD WIDE ENOUGH IF 2 RV’S MEET AND IF THEY HAD TO PULL OFF TO THE SIDE WHERE WOULD THEY GO BECAUSE OF THE STEEP DITCHES AND NARROW TURNS. HOW WOULD THEY DEAL WITH THE STEEP SLOPES WHERE THE CAMPGROUND IS PROPOSED BEING BUILT, WHAT KIND OF SOIL IS THERE AND PRESERVING THE BEAUTY OF THE BLUFFS AND MAINTAINING THE ROAD WITH ALL THE EXTRA TRAFFIC. THERE WAS ALSO SOME CONCERNS ON THE SPOT ZONING.**

**MARK STEWARD, ZONING ADMINISTRATOR PRESENTED THE BOARD WITH THE ZONING RULES AND REGULATIONS OF WHAT A REZONING WOULD MEAN AND HOW THE COMMISSION SHOULD MOVE FORWARD WITH THEIR DECISION.**

**AFTER HEARING BRAD WEIRICH ANSWER SOME OF THE CONCERNS FROM RESIDENTS AND PLANNING AND ZONING COMMISSIONERS, MARY ALEXANDER MADE A MOTION TO CLOSE THE PUBLIC HEARING, MITCHELL SCHOENOFF, SECONDED, MOTION CARRIED.**

**AFTER DISCUSSION OF THE COMMISSIONERS MARY ALEXANDER MADE A MOTION TO ACCEPT THE REZONE, TOM OTTO, SECONDED. TIM STONE THEN ASKED EACH COMMISSION MEMBER, MARY ALEXANDER, YAY, TOM OTTO, YAY, JOHN TURNER, NAY, RALPH HEISER, NAY, RON LEHMAN, NAY, MITCHELL SCHOENOFF, NAY, TIM STONE, NAY. AFTER THE VOTES OF 5 NAY, AND ONLY 2 YAY, THE CHAIRMAN TIM STONE MADE A RECOMMENDATION TO DENY THE REQUEST BY BRAD WEIRICH AND WEIRICH FAMILY FARMS LLC FOR THE PROPOSED REZONING FROM AGRICULTURAL CONSERVANCY TO RECREATIONAL COMMERCIAL AT S3704B TRAPP RD, JOHN TURNER, SECONDED, MOTION CARRIED.**

**RON LEHMAN MADE A MOTION TO ADJOURN MEETING, JOHN TURNER SECONDED, MOTION CARRIED.**

**RESPECTFULLY SUBMITTED, BRANDIE GROB, TOWN CLERK**