

Winchester Planning Commission Minutes  
March 27, 2023 6:00 pm at the Winchester Town Hall  
7228 Highway W, Winchester Wis. 54557

- The meeting was called to order at 6:00 pm at the Winchester Town Hall and via Zoom. Present via Zoom were Chairman James Logan, & Sulo Wainio, and community member Craig Gowgiel. Lee Stengele, Vice Chairman opened the meeting. Present were Nicholas Newton, a new Winchester Planning Commission alternate, Glen Goldschmidt, Lenelle Scholle. Also at the meeting were County Board Supervisor Dick Logan, Town Board Supervisor Joe Discianno and Town Board Liaison John Grimmer and Supervisor Whitney.
- Roll was called, and a quorum was verified.
- Approval of the agenda at the Discretion of the Chair. Lee moved to approve, Sulo seconded.
- Certification of compliance with public notice requirements.
- Approval of minutes of the February 23, 2023 so moved by Lee, seconded by Nicolas.
- Public comment: Public comment from Rick Clem, Building Inspector for the town, and surrounding towns. He discussed residential building types, size and limitations. The minimal width of the building should be 24 feet, and square footage at least 768. These limitations do not affect off-water properties, or lots of 5 acres or greater.
- Town Board Liaison Report: John Grimmer discussed contact with 3 different cell tower companies.
- Communications and Reports: Jim Logan and John Grimmer also discussed possible plans for a subdivision being put forward by Chuck Kramer located between Rita Lane, Divine Rd and Haskins Rd, zoning for this case and possible need to amend the Comprehensive Plan. Possible re-zoning might need to take place. 1) this must take place at the town level 2) must be consistent with the overall plan 3) should not be detrimental to neighboring properties 4) or to the local ecology 5) effect on highway, roads 6) more ?? transition to adjacent properties, and 7) not result in "spot zoning".

#### Old Business

1. Discussion/possible action on Room Tax for rental properties. Changes have been made and discussed by Glenn Goldschmidt. Discussed short term and Air B&B rentals. Planning Committee accepted the plan as a draft, and Glenn Goldschmidt moved to send it to the Town Board for approval. Seconded by Lenelle. Discussed working with the Town Board to form an Economic Development Committee.
2. Discussed/possible action on Residential Building type and size limitations. See Public Comments with Rick Clem.

#### New Business

1. Discussion/possible action on Hazardous Waste regulation. PC members felt public education was vital and could be combined with work DNR is doing. Winchester does not have a Constable, and DNR may not assist in enforcement. Next Lakes Committee Meeting will be April

26, 9AM at Winchester Library. Planning Committee approved a motion to recommend the Winchester Town Lakes Committee consider a public forum on Hazardous Wakes.

2. Open Meeting Training; Committee viewed and discussed instructional video. Open meeting based on informed consent of the governed. The test of Meeting is whether there is a quorum, and whether information is discussed. All meetings need notes taken, and public notice of time, date, place and agenda at least 24 hours before meeting.

#### Future agenda items

1. Residential Buildings type and size limitation
2. Comprehensive Plan
3. Hazardous Wake regulation
4. Jim Logan resigned as PC chairman, but may continue as Commission Member. Lee Stengle to act as Vice Chairman for now. We thank Jim for his leadership, and hope he continues on the PC.

Glenn moved to adjourn meeting, Lenelle seconded at 8:45 PM.

Future Meeting; 6PM Monday April 24, 2023

Submitted by Cassandra Lee, Secretary