

Winchester Planning Commission Minutes
April 24, 2023 6:00 pm at the Winchester Town Hall
722 8 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 PC members James Logan, Joe Osfar, Sulo Wainio, & Glen Goldschmidt. Community members Gary and Patty Luckow Jr, Lynn and Gary Luckow Sr, Brian Olesen, John Foster, Bobbie Kocin, Lynn Schroeder, Mark Washatka, Greg Holt, and Ron Behenke were also present via zoom. Vice Chairman Lee Stengele opened the meeting. Present were Nicholas Newton, Lenelle Scholle, and Mike Einhorn. Also at the meeting were County Board Supervisor Dick Logan, Town Board Supervisor Joe Discianno and Town Board Liaison John Grimmer.
- 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 March 27, 2023 with corrections, so moved by Lee, seconded by John Grimmer.
- Public comment: Public comment ; Four emails concerning then proposed sub-division were received from concerned neighbors living on Divine Road.
- Town Board Liaison Report: John Grimmer gave updates including open position on Library Board, Winchester Picnic date July 8, 2023, and paving bids on some town toads.
- Communications and Reports: Planning Committee 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. Re-zoning may be necessary for this to take place. There may also be a need to amend the Comprehensive Plan. Any changes in the Comprehensive Plan 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 approval Comprehensive Plan Amendment; this was discussed under Communications ad Reports. Motion to obtain an environmental impact statement by Sulo, seconded by Lenelle. Nicholas will check with the DNR. Tabled for more information.
2. Discussed/possible action on Residential Building type and size limitations; Discussed building minimal size limitations, mainly on new construction, lakefront properties Minimal size now set at 780 square feet, at least 24 feet wide. Ron Behnke noted that there is a 150’ minimum lot size on water. Glen Goldschmidt offered to draft a sample ordinance. Lee moved to table, and Mike seconded.
- 3) Discussion/possible action on Hazardous Wake; Next Lakes Committee Meeting is April 26, 9AM at Winchester Library. Planning Committee had approved a motion to recommend the

Winchester Town Lakes Committee consider a public form on Hazardous Wakes, and that they could be a source of education. Jim Logan offered to draft an ordinance. The mattered was tabled by Glen Goldschmidt.

- New business: Discussion/possible action on Recognition for Roger Miller. There will be a memorial This Saturday at 2 pm. Lee Stengele will get a card and some flowers from the PC.

Future Meeting; 6PM Monday , May 22, 2023

Submitted by Cassandra Lee, Secretary