

Town of Spring Valley
Planning & Zoning Committee Meeting
Tuesday, May 26th, 2026
Meeting Report

In Attendance: PZC Chair Chris Duemler, TSV Board Rep. Dave Brethauer, Committee Member Dawn Manley, & Clerk Kevin Kawula - Audience - Dela Ends, Steve Hazeltine, Robin Mersberger for 6-18-135/135.1, Mr. & Mrs. Seichter for 6-18-109, Mr. and Mrs. Flottmeyer for 6-18-105.1.

3. Old business: 1) Farmland Preservation recertification with WDATCP - relates to item 2) Zoning and Future Land Use Review Request - Follow up from Rock County Planning - the TSV land use plan is within the larger electronic County document - and will be sent to the PZC to review - motion to table until June PZC meeting by Chair Duemler, D. Manley 2nd and the motion passed 4-0.

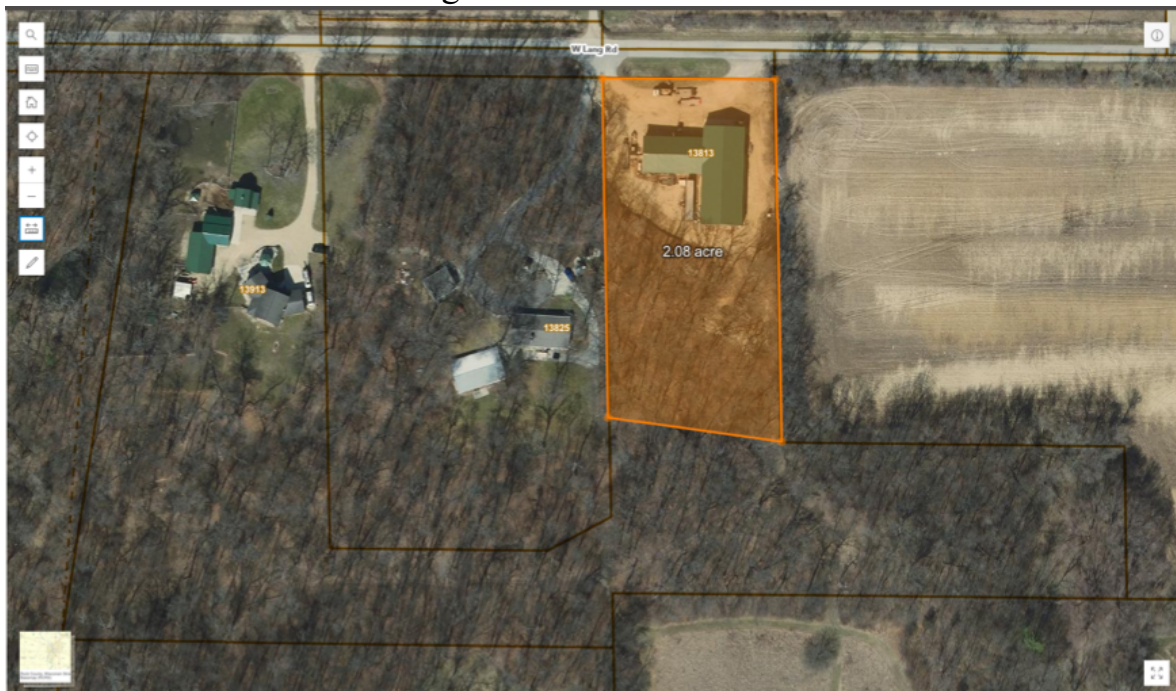
4. New Business: 1) Application for New Conditional Use Permit (CUP) for Blonhaven Hunt Club (BHC) by new owners Hendricks Commercial Properties LLC - Request to change current CUP for property #8. No skeet or trap shooting allowed on the property. Change #8 to - Year-round skeet shooting allowed on the property. B. BHC will maintain Membership Rules as listed on the original CUP including: 7. No alcohol before or during the hunt. But, Hendricks Commercial Properties LLC/Hendricks Group will be seeking a Liquor License as permitted by the State. - No New Application at the time of the meeting - Discussion without action

2) Application for Land Division and Rezone TSV Parcel 6-18-109 - Seichter - Located at 13813 (Accessory structures with CUP for a Family Farm Business) & 13913 W. Lang Rd. (Residence) to divide off and rezone from A2 to M1 Light Industrial - the Accessory structures/sheds and 2.08 acres currently assessed as Commercial located at 13813 W. Lang Rd. - M1 - Light Industrial has been the CUP use for the 2.08 acres for the past several decades into the 1970's. - Motion by D. Brethauer to recommend the TSV Board approve the 6-18-109 2.08 acre land division with the 2.08 acres being rezoned to M-1 - D. Manley 2nd, and the motion passed 4-0

6-18-109 with 13813 & 13913 W. Lang Rd.

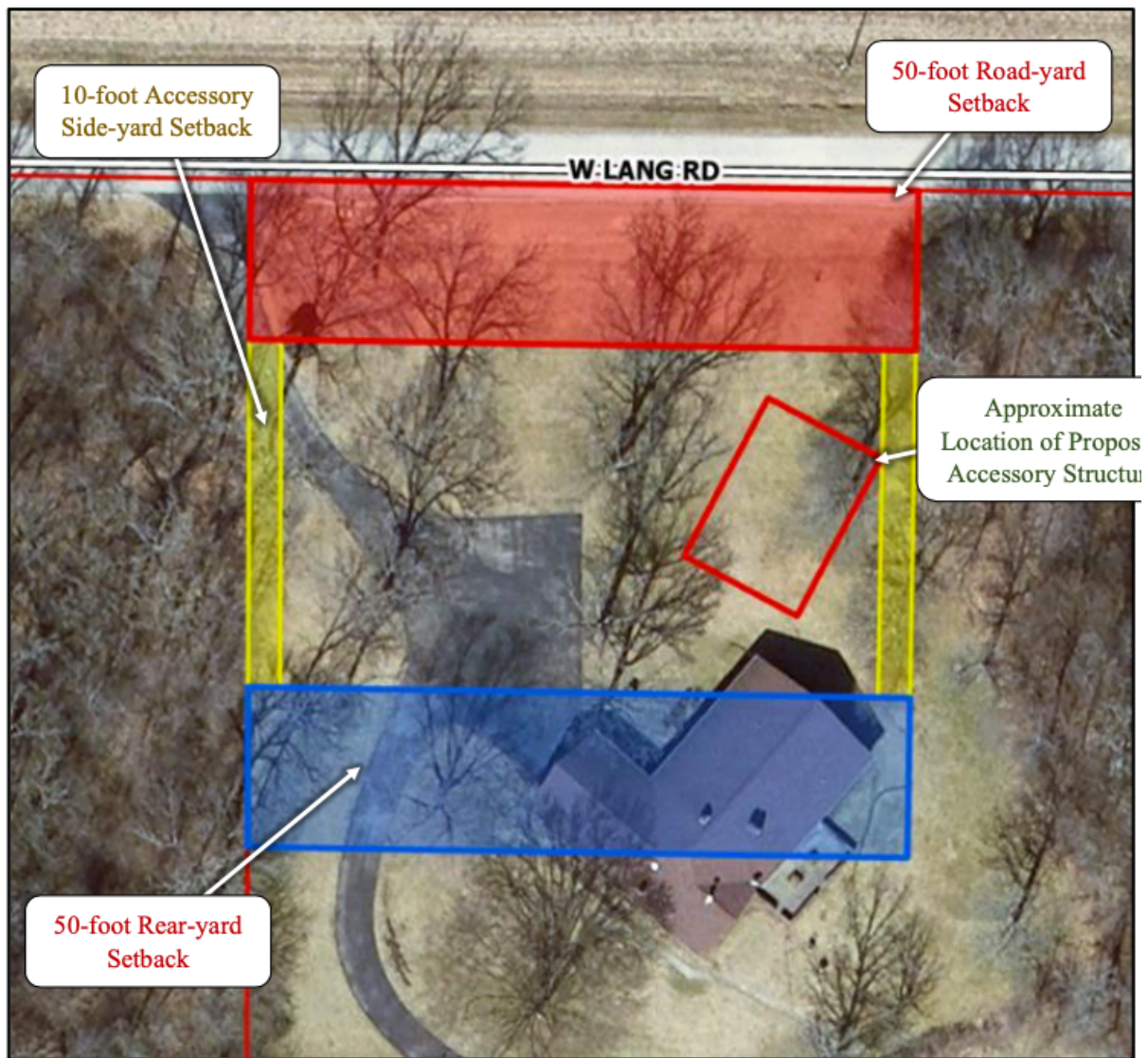


6-18-109 with 13813 W. Lang & 2.08 acres divided to be rezoned to M1



3) Application for a Variance for an Accessory Building/Structure - within the R.O.W. & Front Yard setback distance of 85 Feet from the center line of a Town Road - TSV parcel # 6-18-135 - located 15929 W. Lang Rd, J&R Mersberger - relating to an errant Rock County Zoning Siting permit for an Accessory Building built without the r.o.w. distance within the front yard setback for a structure distance of Fifty (50) feet beyond the road right of way for TSV Parcel - Discussion - The 6-18-135 W. Lang Rd. does not have a dedicated r.o.w. - the TSV ordinance A1 pg. 24 has 50 feet as the front yard

setback distance for local roads - but the local road r.o.w. setback distance is on page 106. The Seichters' 6-18-109 to the east on W. Lang Rd. does have a designated r.o.w. mapped and would/should not have a problem - 6-18-104 to the east of Seichters' with no r.o.w. mapped might. PZC to work on an updated permit checklist/timeline - Motion by D. Brethauer to recommend that the TSV grant a Variance for the current existing accessory structure & location built within the front yard setback distance with no further encroachment north towards the W. Lang Rd. r.o.w., D. Manley 2nd and the motion passed 4-0



Note: 35 foot r.o.w. should be measured before 50 foot front yard & 'approximate' location of accessory structure vs. actual siting moved north

4.) Application for a Variance - for Structure reconfiguration - shed combination - within the State Road setback distance of 150 feet from the center line of the state road - TSV Parcel 6-18- 154.1 - 3329 S State Rd. 104 WE Energies. Motion by D. Brethauer to recommend that the TSV grant a Variance for the combining/replacing of existing accessory structures & location built

within the State Rd. 104 setback distance, D. Manley 2nd and the motion passed 4-0

5. Building Permits: T- Mobil to replace components on the tower on Bernstein Rd. - Accessory Structure/shed - 6226 S. Avon Store Rd. - Bevars

6. Audience communication: Mr. & Mrs. Flottmeyer 2806 S. Tollefson Rd. - are looking to combine the conforming 16.46 acre A2 6-18-105.1 parcel with the non-conforming 3.34 acre A1 6-18- 105.2 parcel - discussion - combining/returning the non-conforming 6-18-105.2 and rezoning the single resulting parcel (6-18-105) as a 19.80 acre A2 parcel would be permitted and solve a non-conforming A1 parcel concern. Note: 6-18-105.1 does not have a dedicated r.o.w. and ends on the east side of Tollefson Rd., while 6-18-105.2 does have a designated r.o.w. - and the parcel line starts at the west ditch of Tollefson Rd..

