

VILLAGE OF BONDUEL
PUBLIC HEARING CONDITIONAL USE PERMIT
MONDAY, OCTOBER 21, 2024

President Gehm called the public hearing to order at 6:00 p.m. Gehm read the public hearing notice on the request for a conditional use permit.

PRESENT: Russ Gehm, Steve Peterson, Robbie Woldt III, Troy Westcott, and Mark Welch.

Absent: Tim Kelley

ACKNOWLEDGEMENT OF CITIZENS: Jesse Rankin, Director of Municipal Operations; Randy Wenstadt, Applicant; and Joel Dobratz, Village Resident.

The Village Ordinance follows the State of Wisconsin statutes on the installation of solar energy systems. The Village ordinance was created back in 2017 when the Wenstadt's installed their first solar panel system on Elm Street. The process involves a series of steps, which were not followed when the solar panel system was installed at the Wenstadt's new location at 300 N Madison Street.

The application should have been filed to include the site plan, building plans and a building permit for the entire project. Once the application was approved, a class 1 notice should have been published to inform the public of the installation of the solar panel array.

A building permit was received from Eland Electric, for an electrical building permit and inspection. The Village Building Inspector approved the electrical permit. In September, Rankin noticed the Solar Panels being installed and questioned the approval process and installation. Notification letters were distributed to property owners within 100 feet of the property by Wenstadt after the panels were in place. A land use and conditional use permit application were completed for the solar panel array after the installation.

Joel Dobratz, property owner, expressed concern about not being notified prior to the installation and the solar panels are an eye sore to the neighborhood. The Village received two other complaints from property owners in the area about the panels. The Commission asked why the Panels were not placed in the backyard. Wenstadt stated that the backyard is shaded most of the day by the neighbor's trees and would not have been optimal for sunlight. The side yard provided the best source of sunlight.

Dobratz questioned if the Commission could make Wenstadt remove the panels. Rankin explained that this meeting was for the approval of the conditional use permit to allow the solar panels in an R-1 Residential District. If the property owners who received notices on the panels wanted to file a public hearing, they have 30 days from the last letter delivery date to request a meeting.

Gehm closed the public hearing at 6:28 p.m.

VILLAGE OF BONDUEL
PLAN COMMISSION MEETING
MONDAY, OCTOBER 21, 2024

Gehm called the meeting to order at 6:29 p.m.

Gehm read a statement regarding the posting of the meeting

PRESENT: Russ Gehm, Steve Peterson, Robbie Woldt III, Troy Westcott, and Mark Welch.

Absent: Tim Kelley

AGENDA. Motion by Westcott, second by Woldt, to approve the agenda and to deviate from the order as necessary. Motion carried unanimously.

MINUTES. Welch noted a change on page three of the minutes to be corrected. Motion by Peterson, second by Westcott, to approve minutes from the September 23, 2024 Plan Commission meeting with noted changes. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Jesse Rankin, Director of Municipal Operations; Randy Wenstadt, Applicant; and Joel Dobratz, Village Resident.

NEW BUSINESS

F1. Discussion and possible recommendation on conditional use permit for the installation of a solar panel array for electrical power transmission and service at 300 N Madison Street (Parcel #107-75150-0000) Rankin stated the only thing that the Village still needed was the paper work from WE Energies regarding the tariffs, which Wenstadt already had. Due to the way the process was not followed, Rankin has sent everything to the Village Attorney to review. The Commission discussed the options in regards to approving the conditional use permit and that a property owner could still file for a public hearing until the end of the week. The Commission asked if there were fines that could be imposed on Wenstadt for not following the correct procedures. Wenstadt has already paid double for the land use and the conditional use permit because they were applied for after the panels were in place. There are fines according the Village Bond Schedule that can be imposed. A fine of \$344.50 could be issued for not being compliant with the regulations of the ordinance. The Commission did not feel comfortable deciding on the conditional use permit due to unresolved items with the solar panels. Motion by Woldt, second by Welch, to table the agenda item until more information and advice is received from the Village Attorney and the time has expired for any of the adjacent landowners to petition for a public hearing regarding the solar panel installation. Motion carried unanimously.

F2 Discussion and possible action on potential business development in business park. Rankin was contacted by Realtor, Jason Aguirre, about building mini-storage units on a lot in the business park. Rankin shared that mini-storage units have been turned down in the past by the

Plan Commission, but Aguirre could come to the Plan Commission to discuss his plans. Aguirre also has a buyer who is looking for land to build a granite/quartz fabrication business with a store front and show room. Aguirre contacted Rankin before the meeting that he was no longer able to attend the meeting due to other commitments. By consensus the Commission agreed to remove the item from the agenda and to bring the item back to the Commission, if Aguirre reaches out with more interest.

Motion by Peterson, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:46 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer