

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
May 15, 2018

PRESENT: Jim Wendels (Chairperson) Sharon Schwab, Tom Reitter, Ron Becker, Nathan Wolosek, (Committee Members), Marty Rutz (Zoning Administrator arrived at 8:00 pm) Kathleen Lee (Secretary)

GUEST: Kristen Johnson

CITIZENS: None

CALL TO ORDER

The meeting was called to order at 6:41 pm by Jim Wendels.

STATE OF PUBLIC NOTICE

It was stated that the agenda was posted at two posting stations (the Grant Town Hall and the Grant Transfer Station) and on the Town's website.

MINUTES

It was moved by Tom Reitter and seconded by Sharon Schwab to approve the April 18, 2018 minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

The updated Map 8.1 map (Existing Land Use - draft 4) was distributed and briefly reviewed. Changes have been made in the text of Chapter 8 to reflect the revisions made to Map 8.1 including updating definitions and the distribution of existing land use areas.

Methods used to determine equalized assessed property values have resulted in a significant drop in the value of agricultural property and a rise in residential property as seen on Table 8.2.

K. Johnson stated a comparative analysis has been run of Town of Grant zoning districts and future land use and there was one inconsistency between the two. The properties surrounding the Wild Horse Saloon are zoned as residential, while the future land use is commercial. This will need to be discussed as Map 8.2 (Future Land Use) is reviewed.

R. Becker has a question regarding land south of Washington Street and West of CTH F that is designated as Intermediate Agriculture on Map 8.2. The ability to farm that land was discussed and it was determined the designation is appropriate.

S. Schwab had a question regarding the legend on Map 8.2 as it compares to Map 8.1. The numbers of categories vary. The categories on Map 8.2 are different than those found on our zoning map. K. Kristen encouraged us not to make a change to the Map 8.2 legend because the County maps out the entire county using those terms. J. Wendels added that to avoid confusion between the two maps different terms are used on the Zoning and Future Land Use maps. N. Wolosek stated the "Natural Areas – Limited Development" is an accurate description

of that land in the natural areas. “Protected” would not be consistent with how the land is currently used. Shoreland setbacks will not be included in the natural areas. **No changes will be made to the legend.**

Some land has a permanent wetland easement in perpetuity. This includes 280 acres owned by D.A. & K.L Beggs (Patrukus Trusts) and other land that the Town is not aware of. It was asked if Portage County can obtain that information from the Natural Resource Conservation Service, but that information may only be available publicly when the property is sold. The Patrukus Trust **parcels #018210722-01, -02, -05, -06, -07, -08, and -09 will be added to Natural Areas – Limited Development (NAL) on Map 8.2. Parcels #018210711-12 and #018210713-06 will also be added to NAL.**

The wording of the last sentence in paragraph one of Section 8.2 (page 77) was discussed. The sentence will be changed to **“In order to maintain the Town’s economic base and rural character, future development will most likely consist of a mix of low density residential (two to five acres), rural residential (five to forty acres), and farm expansion.”**

Section 8.6 A. Residential Land Use Category and Mapping Criteria (page 77) was reviewed. Acreages will be added to each category by stating “it is recommended that lands in this area will be” Low density residential R-1 is a 2 acre minimum, high density residential R-2 is a 20,000 square foot minimum, limited agriculture (general) (A-3) is a 5 acre minimum, intermediate (transitional) agriculture ag (A-2) is a 10 acre minimum, enterprise (exclusive) agriculture is a 35 acre minimum, commercial is a 20,000 square foot minimum, and conservancy is a 2.5 acre minimum. Industrial requires a conditional use permit.

The majority of the land in Farmland Preservation is in Enterprise Agriculture. That **eligibility should be mentioned in the text.** A small amount of Farmland Preservation land is Intermediate Agriculture. **Parcels #018210723-02, -03, - 05, -06, -07, -08, -09, -10, and -14 should be changed to enterprise agriculture** (nine parcels southeast of Evergreen Avenue and CTH F. The parcels should be **changed on the Zoning Map to Exclusive Agriculture.**

At the next meeting we will look at Map 8.2 starting with commercial property and then review section by section.

It is difficult to differentiate the blue colors used for the Governmental/Institutional and bodies of water. A request was made to lighten the blue of the water.

NEXT MEETING DATES

Tuesday, June 19; Tuesday, July 17; and August 21, 2018.

CITIZEN INPUT

CTH F Bridge Update –The new Portage County Highway Committee members are Dave Ladick, Matt Jacowski, Charlie Gussel, Stan Potocki, and James Zdroik (chairman). At their meeting they noted that the CTH F bridge is the only one posted with weight limits in the County. The Committee has authorized staff to begin the design for the structure replacement

and move forward with the planning for replacement in 2018. They did note several contingencies.

Winged Approaches - The Highway Committee also responded to our request for a minimum of 60 feet of winged approaches to be added along CTH F at seven town road intersections. Their initial estimate of the cost of the work is \$30,000 to \$50,000. They would consider the work if the Town of Grant is willing to fully compensate the County Highway Department. The Plan Commission believes the County has the responsibility to pave the right-of-way. This would be the first 30 feet. The Town could cost share for the additional 30 feet. It is common practice in highway construction to go to the radius point. A lack of winged approaches is a safety hazard when grading operations take place. The Highway Committee's estimate for the work is believed to be high, possibly double the actual cost. J. Wendels will develop some talking points for S. Schwab. N. Wolosek will make a citizen contact to Matt Jacowski and Charlie Gussel.

Two Mile and Buena Vista Drainage. – S. Schwab has reached out to private landowners and growers regarding flooding in sections of Buena Vista and Two Mile Creeks. A meeting is planned for June 27. Involvement by Trout Unlimited and the DNR would be appreciated. She would like to get citizens involved and empowered. Citizens need to be made aware what they can legally do to pull out fallen trees from the creeks, but leave stumps behind, etc. so they are not dredging or leaving debris in wetland areas. There have been citizen questions regarding practices by cranberry growers and irrigated agriculture operations in relationship to withholding and releasing water. They have asked if there are competing interests.

INQUIRY ABOUT A POSSIBLE REZONE

Barb Droske's son called J. Wendels regarding a possible rezone of 17 acre, low density residential parcel to commercial. J. Wendels explained the rezone process to the son and that a condition of sale could be contingent on rezoning. Driveway permits for a commercial property may be a challenge as the property is close to intersection of CTH U and Hwy 54. There is no formal request at this time and action is not required.

IMPLEMENTS OF HUSBANDRY

Notices and maps were not sent out this year. No changes were made. If changes are made in the map, notice should be given. If growers have changes, they should send those to the town. If the growers have no changes, they should not need to submit annual paperwork. S. Schwab will review the timeframe related to IOH. December or January is when the growers can most easily respond to Town letters. The topic could be added to the December agenda each year.

ZONING ADMINISTRATOR

There were five permits for \$485. They included a certified survey map, two accessory buildings, a new residence with address, and an addition/porch.

Two Board of Adjustment meetings took place. James & Rebecca Albrecht requested and received a variance for a property line setback of less than 15 feet for a new garage. Ryan &

Tammy Kingery requested and received a variance for a road right-of-way setback of less than 35 feet for a lean-to on an existing building. It is anticipated that he will be also requesting a CUP for the size of the structure being over 2000 sq. ft. His frontage on 84th Street is less than 300 feet and therefore only qualifies for one driveway. If an application for a CUP is received, it will be added to the June agenda.

S. Schwab had a question about a drive on 90th Street and if the asphalt is new. The driveway ordinance can be confusing. If the drive is newly paved, a permit would be required. If it is resealed, it does not require a permit. It is believed that this is not newly paved.

TOWN BOARD REPORT

Thank you to M. Rutz and J. Wendels for the reports submitted for the Annual Town Meeting.

J. Wendels, K. Lee & M. Rutz have been reappointed to the Plan Commission.

ATV/UTV Committee Update – The committee was formed based on a suggestion by S. Schwab following the April 11, 2018 monthly board meeting and includes Town residents (both pro and con), law enforcement and members from both the Saratoga and Waushara ATV Clubs. The next ad hoc committee meeting is May 23rd at 7:00 pm. Everyone left the first meeting with an assignment to look at the signage. S. Schwab will forward the minutes to the Plan Commission members. It was verified that there is no way to get our residences to the preferred route. It is not possible to confine approved routes to citizens only and only posted roads are legal for ATV travel. If the committee is unable to find common ground, the topic may go to referendum. It is desirable for the clubs and businesses to take more responsibility in contacting other towns.

The Wisconsin Towns Association has posted a sample nonferrous metallic mining licensing ordinance. S. Schwab has forwarded the email on this topic. We have a quarrying ordinance and may not need an additional ordinance.

A Workshop for Local Planning & Zoning Official is planned by Portage County for May 22nd.

ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved 6/19/2018