

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
September 12, 2017

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

GUEST: Kristen Johnson

EXCUSED: Jim Wendels

CITIZEN: Debra LaBarge

CALL TO ORDER

The meeting was called to order at 6:34 pm by Ron Becker.

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

Several spelling suggestions were made. It was recommended to edit page 5, by inserting "Portage County" prior to Hoarding Committee. It was recommended to change "page 72" to "page 74" near the bottom of page 2 of the minutes. The text is referring to item B of section 8.2. It was moved by Nathan Wolosek and seconded by S. Schwab to approve the August 22, 2017 Plan Commission Minutes with the recommended changes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

Extensive examination of the Existing Land Map 8.1 took place. The majority of the discussion took place regarding the designation of commercial property. Several parcels were called into question. These included a property owned by Avis Schroer (who has indicated that property does not need to remain commercial) a property near the school, and a property near County U & Hwy 73. R. Becker recommended identifying land on the Existing Use Map the same way it is currently zoned. It was noted that more of the Galles property should be commercial, while only a portion of it is on the current map. The Galles CUP and re-zoning addressed Lot 3 (CSM 6633) and Lot 1 (CSM 6442). The actual commercial property should be L shaped. N. Wolosek had a question regarding the Konopacky property at Buena Vista Road and Town Line Road. The property should be considered agriculture use instead of wooded (undeveloped). The property is fenced in and is used for pasture for a deer farm. There may be a 20 acre portion of the land that is used by a family member for a home, but it is also fenced. K. Johnson will have the changes made to the map. Doing so may change the acreage on table 8.1 slightly.

Changes made to Chapter 8 at the previous meeting were reviewed. No additional changes were suggested to Sections 8.1 through Section 8.4.

Initiating discussion of Section 8.5 and the Future Land Use Map (8.2) resulted in additional discussion of the Land Use Map (8.1) and how to handle property zoned commercial that is not currently being used that way. It was recommended to ask the property owner how they would like the property to be designated in the future.

A small parcel of land on Hwy 73 between County F and 110th Street, south of a cranberry marsh is designated as commercial on the Existing Land Use map. The property and the surrounding property is owned by Tate Joseph Investment LLC which has a Hartland mailing address. A greenhouse may have

been there at one time. The property is designated as Transitional Agriculture on the Zoning Map. It is believed that commercial designation was an error on the 2005 Existing Use Map and should be removed.

It was questioned if cell towers should be designated as commercial. A cell tower on the Existing Land Use Map does appear as commercial at 100th Street and the north boundary of the Town of Grant. This is property owned by George Hathaway. That piece of land is owned separately from the surrounding property and used for cell tower purposes only. That explains its 2005 designation. It was recommended to remove the commercial designation on revised Map 8.1. Cells towers do not need to be identified as commercial on the Existing Land Use Map or the Future Use Map. R. Becker stated that if all cell towers were designated as commercial, it may give the false impression that additional surrounding land could be designated as commercial or that commercial development was desired. Any new tower should be added to the Corporate Utilities map (4.2). It is not known how or if other towns designate their cell towers on Existing Use Maps.

Because both water and institutional land are blue on the Existing Land Use Map, it is difficult to differentiate them. It was recommended to make water bodies very light blue.

A commercial triangle located at Hwy 54 and 90th Street appears on the Zoning Map and the Future Land Use Map, but not the Existing Use Map. At one time Francis Alft had a car lot in the triangle. It is not being used in that fashion currently. It is zoned commercial, but it is undeveloped. Again it was recommended to talk to land owner to determine how they would like it zoned in the future.

The commercial land on Map 8.1 (Existing Land Use) at 110th and the north boundary of the Town of Grant is part of McCain Foods processing plant and is not the gun club. It was clarified that the gun club is on 100th Street N in section 5. The McCain property is not designated as commercial on Map 8.2 or the Zoning Map. It had been recommended to remove the commercial designation on Map 8.1 when it was erroneously thought to be the gun club.

It was stated that mini-storage should be commercial. The mini-storage on WW is designated commercial on the existing land use, but not zoned that way.

Two areas designated as natural on Deer Road were discussed. Portions of the site on the north side of Deer Road are designated as commercial on the Zoning and Future Use maps and is the site of the former Lazy-B western store. The other portion of the natural property is low density residential and owned by the Tri-City Riding Club. It is an error to have the natural designation. The other site is on the south side of the road and is designated General Ag on the Zoning Map and Future Use Map. It is Antlers Archers property. In 2005, the section currently labeled “natural” was labeled “parks and recreation.” This may explain the current designation.

A suggestion was made to designate a business as commercial if the property is separated from the adjacent property. A business at a residence would not need the commercial designation on the Existing Use Map.

It was recommended to go through the map section by section. The definitions in the Comp Plan need to be reviewed before analyzing each section. Comp plan definitions should match the 8.1 map.

K. Lee will send K. Johnson a copy of the CUP for new communication tower on Okray land.

K. Johnson will revise map 8.1 with the suggestions made this evening and have the section line darker. The Commission members will then review the map section by section. The next meeting is October 18th.

A comparison of 2005 definitions and current definitions will be made. The legend of the map needs to be reviewed.

LaBarge CUP

D. LaBarge explained the current status of her CUP. She continues to live in the RV. She does have septic. She is utilizing four solar panels with connected batteries for electric power and plans to use solar energy after the home is built. Currently she has about 8 hours of electricity and then needs to recharge the batteries. She has a sand point well and uses a pitcher pump. She utilizes bottled water for drinking. She hopes to get a solar pump for the well when the home is built. She has been having difficulty getting estimates for the concrete work. A contractor will be giving her an estimate this fall, but work will not take place until spring. Haas in Nelsonville (Alchemy Concrete) and Patten's Concrete were given as other concrete workers. She is hoping to purchase a generator. Lack of income has delayed some of her work.

A building permit was issued in July 2017. If the CUP is extended, it was recommended to extend it to 2 years from the building permit issuance date.

Progress towards meeting the conditions of the current CUP were discussed:

- Condition #1 will not be met. D. LaBarge will not be able to move into her residence by November 1.
- Condition #2 is completed – D LaBarge did live in the RV without all of the listed utilities through May 1, 2017.
- Condition #3 is partially met. She does have septic and electric. While she does have a sand point, the well is not connected to the RV for drinking purposes. Commission members were not certain of the state code as it applies to wells, but believed her current situation does not meet code and that any well would need to be connected by a certified installer.
- Condition #4 is met regarding vegetation to screen the RV.

The Town Clerk needs to be contacted to determine if a second CUP fee was paid by individuals in the past if they sought an extension.

The exact date in July of the building permit issuance needs to be determined.

A motion was made by S. Schwab and seconded by T. Reitter to extend and amend CUP 2016-2 with the conditions listed below.

1. The absolute duration of the Conditional Use Permit is July XX, 2019. The exact date in July will be based on the building permit duration.
2. Use of the recreational vehicle for residency on the property is allowed until July XX, 2019. The July date will be the same one used in condition #1. The words “without electricity, septic, and water” will be removed from the original condition.
3. This condition (#3) will be removed.
4. This condition (#4) will become #3.
5. A post script note will be added following the list of conditions. As of September 12, 2017, the electric and septic have already been installed and connected to the recreational vehicle. A well is on site for use.

The motion carried with unanimous ayes.

It was suggested to add something to the Zoning Ordinance regarding handling amendments/extensions to a CUP. It may be necessary to differentiate not-for-profit versus for-profit CUPs.

CITIZEN INPUT

1. M. Rutz has visited a property on White Pine Court in attempt to contact the owner, R. Druer, unsuccessfully. He is trying to determine if the owner is living in a trailer on that property. Previously the owner was living in the trailer at times, but also had a residence in Mosinee.

2. Complaints have been received regarding a sign located at 90th Street and County W. Based on communications with Nathan Check, signs are town business and not the County's. This sign is on land zoned General Ag. The sign is just less than 32 square feet and is sufficiently off the road. The Sign Ordinance does not speak to this sign or to the anti-CAFO signs. No action is recommended at this time. In the future, wording of the sign ordinance will need to be updated.
3. Discussion of debris on the property north of the Town Hall was tabled.

LIST OF PREVIOUS CUPS

This agenda item was tabled.

ZONING ADMINISTRATOR'S REPORT

A total of \$265 was collected for building permits and fees. This included accessory buildings, a sign, a gazebo, a driveway, a UAP, and a review.

Hunting shacks are being sold on WW. The shacks are being built at that location and then being moved by trailer. A sign permit will be required. It was recommended that the owner obtain a CUP for a seasonal, home business.

As a follow-up to the discussion of pools at the previous meeting. The pool in question is temporary and will not stay up in winter.

The August time sheet was distributed and reviewed. The total number of hours worked was 11.

Starting on January 2, 2018, building permits will be done electronically.

Russ Brody is adding a deck and will need a permit. He will be reminded of his ending CUP.

TOWN BOARD REPORT

S. Schwab has recently sent two emails regarding the state budget. The first was a legislative alert from the WTA encouraging members to contact state legislator regarding proposed limits on local government's ability to regulate frac sand mining. The second was to announce that the legislators made changes to the budget before it was passed. Towns will retain the authority to regulate frac sand mining.

The Groundwater Citizens Advisory Committee will reconsider the latest edition of the sub-committee's report and review the Municipality Groundwater Questionnaire Responses at 7:00 pm on Thursday (09-14-2017).

ADJOURNMENT

The meeting was adjourned at 9:28.

Respectfully submitted,
Kathleen D. Lee
Plan Commission Secretary.
(Approved 10-18-2017)