

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
April 20, 2016

PRESENT: Jim Wendels (Chairman), Nathan Wolosek, Ron Becker, Sharon Schwab, Tom Reitter (Committee Members), Marty Rutz (Zoning Administrator), Kathy Lee (Secretary)

GUEST: Kristen Johnson (Portage Co. P & Z)

CALL TO ORDER

The meeting was called to order at 6:40 pm by Jim Wendels, Chairman.

STATE OF PUBLIC NOTICE

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

MINUTES

It was moved by Jim Wendels and seconded by Sharon Schwab to approve the April 6, 2016 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

CITIZEN INPUT: None offered

COMPREHENSIVE PLAN

Chapter 2: Kristen Johnson reviewed edits made to Chapter 2. Two changes were made in the "policy section". The wording changes were accepted as presented.

Chapter 3: K. Johnson reviewed edits made based on suggestions from the 3-29-2016 meeting. Changes have been made to the text and to Map 3.1 (Transportation Network). County U/80th Street is now labeled with both street names on the map. New maps were created for 3.3 (Road Weight Restrictions) and 3.4 (Implements of Husbandry).

Suggested changes to Chapter 3:

- **Add a comment in the text that Road Weight Restrictions and IOH maps are "subject to periodic change."**
- **Add a date to each of the maps.**
- **J. Wendels will forward a 2004 table with local road traffic counts to K. Johnson for insertion into the chapter.**
- **Section 3.3 C: Change "streets" to "roads" and describe the Road Improvement Plan as a plan "which targets roads for construction improvement and identifies roads for routine maintenance". The comment that it is "updated annually" should remain.**
- **Section 3.6 B – Objective 7 – Strike "on county trunk highways."**

Chapter 4: A draft of the revised Chapter 4 was reviewed. K. Johnson led the discussion. Additional suggested revisions are bolded.

- Wording from the State Statute 66.1001 that applies to Chapter 4 was inserted at the start of the chapter to clarify what is covered in the chapter.
- A minor edit to 4.2 changed the word “allowed” to “regulated” in regards to septic systems.
 - **Add Parenthesis around sentence - “Please see the groundwater section.....” (4.2 B)**
 - **Change word “primarily” to “exclusively” in the sentence that begins “Since potable water is.....” (4.2 B – paragraph 2)**
- Reference to a landfill on Cty Rd QQ was removed. (4.2 B)
- Revisions made to Section 4.2 C “Storm Water Management” included rewording of the description of the Portage County Drainage District. Discussion took place regarding the primary purpose of the drainage district and that it was intended for more than storm water management. Dams were added for flood control, but the drainage district was established to drain the marshland and enable farming.
 - **Add “by lowering the water table of the extensive marshland” to the new sentence that describes the district and ends with “near the Buena Vista Marsh possible.” (That is the first of the new sentences)**
 - **Strike the initial clause of the last sentence of the paragraph (Although the Portage County Drainage District was not chiefly for storm water management).**
 - **Add a comment regarding ongoing maintenance and cleaning of the drainage ditches is necessary for farming and agriculture to continue. This comment can be added to Chapter 5.**
- K. Johnson had requested assistance in wording of Section 4.2 D “Solid Waste & Recycling Facilities”
 - **To the first sentence, add word “solid” prior to the word “waste”, add the word “Station” following the word “transfer” and capitalize both Transfer and Station.**
 - **In the second sentence replace “Onyx Waste Services” with “Advanced Disposal”, replace “garbage” with “solid waste”, and replace “Wisconsin Rapids” with “Plover” as the site of the Material Recovery Facility. Recycling is picked up “once per week” and not “every other week.”**
 - **In the next paragraph change the frequency of the “Tire Day” to once per year and strike the sentence regarding holding a license to burn brush. Add that the Town collects fluorescent tubes, waste oil, metal, batteries, brush, and ashes. S. Schwab will send K. Johnson a “Residential Recycling & Solid Waste Program” flier on what is collected.**
 - **Add something about “Choose to Reuse.”**
 - **Add “Part-time Town employees are available to assist residents with solid waste and recycling.” The number of employees does not need to be specified.**
- Corporate Utilities (Section 4.2 E)
 - **Remove the tower north of FF on 80th street from the map (4.2) and the text.**
 - **Under Telecommunication Facilities, all of the towers have multiple antennas. List two on 130th street (instead of one near Maple and one near Lake). There are only five towers, not six.**

- **On Map 4.2 as it relates to Power Generating Plants and Transmission Lines, only one red line needs to be shown along Hwy 54 because there is only one set of towers for the two lines that run there.**
- Electrical Power- Discussion took place regarding which electrical companies provide power. **The word Power should be capitalized. Consolidated Water Power Company and Alliant Energy will be removed.**
- **Gas Services – change WE Energy to We Energies.**
- Telephone and Internet Services
 - **Alphabetize the companies**
 - **Change Wood County Telephone Company to Solarus.**
 - **Add Charter Communications as a provider of telephone.**
 - **Remove SBC Telecom and add AT&T.**
 - **Begin the first sentence with “Wired internet and phone services”**
 - **Remove the current second sentence.**
 - **Add a new second sentence regarding the availability of various mobile providers based on market conditions and location.**
- Section 4.3
 - Municipal Buildings – Several minor rewording suggestions were made. **Initially refer to the “Grant Town Hall” and subsequently “the Hall.” Initially refer to the “Town Garage” and subsequently the “Garage”.** When describing employees, **remove the Town transfer station**, as those employees are described in an earlier section.
 - Police, Fire, Rescue, Emergency Response (Section 4.3 B)
 - **Change title to “Law Enforcement, Fire, Ambulance, and Rescue”**
 - It was questioned if “Emergency Response” should be included for spills
 - **Change “Sheriff Department” to “Sheriff’s Office”**
 - K. Johnson will verify if the expanded community policing and school liaison program occurs in Grant.
 - **Add the word “Volunteer” to the names of the fire departments. Change the comment about mutual aid to “surrounding towns and municipalities” (and not just Portage County).**
 - **Insert a sentence about Extrication services are provided by the Village of Plainfield Fire Department and the Village of Plover Fire Department.**
 - **Ambulance service is contracted through United Emergency Medical Response out of the Town of Grand Rapids in Wood County.**
 - **Strike all wording regarding Portage County Ambulance in Stevens Point.**
 - K. Johnson had previously added new wording which describes United Emergency Medical Response found on their website.
 - Since February 2013 for the entire township, only United is dispatched for a 911 call. Portage County Ambulance will provide mutual aid, but they are not dispatched.
 - **Map 4.3 – the asterisked comment should only mention United Emergency Medical Response and the font should be made larger.**

- Section 4.3 G (Child Care Facilities)
 - Changes to this section were reviewed. Childcare Inc. has been added as a source of information.
- Section 4.3 H (Libraries) was reviewed. No additional revisions were needed.
- Section 4.4 (Issues Identified)
 - **Change first issue to “Recognize the City of Wisconsin Rapids owns land in the southern part of the Town for a possible municipal well.”**
 - **Start second issue with the verb “Protect”.**
 - **Reword third issue to read “Maintain the City of Wisconsin Rapids Sanitary District – Kellner Area if needed for existing and future development.”**
 - **Start the fourth issue with the verb “Acknowledge.” (Acknowledge the need for a possible fire substation.) The second sentence can be removed.**
 - **Reword fifth issue to “Maintain drainage and roadside ditches to alleviate flooding.”**
- Section 4.5 (Goals, Objectives, Policies)
 - The goal requires no change to the wording
 - Objective
 - **1st objective: Reword to “Investigate the development of a fire substation.”**
 - **2nd objective: Change the word “or” to “and”**
 - **3rd objective: Discussion took place regarding the need to address municipal sewer and water utilities. The Town’s objective it to allow development in a manner that would avoid the need for a municipal system. Reword to “Develop municipal sewer and water utilities if needed to maintain health and protect resources, particularly groundwater.”**
 - **4th objective: Reword to “Consider opportunities for cooperative efforts with school districts and other organizations to provide educational and recreational activities within the community.”**
 - Policies
 - **1st policy: change “police” to “law enforcement”, add “rescue”, and change “surrounding towns and all County government” to “municipalities”.**
 - **Remove 2nd policy.**
 - **3rd policy – Reword so it starts with the verb “maintain.”**
 - **4th policy – Reword to “Enforce the Utility Accommodation Policy and note that some public utilities may be subject to conditional use approval and/or permit.”**
 - **5th policy – Start with the verb “Rely”. Add camping as an example of a specialized activity. The Town does not need to duplicate services.**
 - **Remove 6th policy.**
 - **7th policy: Change “Fire/Police/Ambulance protection” to Emergency Services” and removed “including drainage.”**
 - **8th Policy: Insert “ground and surface: before the word “water.”**

The next meeting to discuss the Comprehensive Plan is scheduled for May 16th. We will work on Chapter 5. K. Johnson will begin to edit Chapter 6, but will not forward it for the May meeting.

ATV ORDINANCE: The public hearing is scheduled for May 18, 2016 at 7:00 pm at the Wild Horse Saloon Banquet Facility.

OATH OF OFFICE: Thomas Reitter was sworn in as a Plan Commission Committee Member by Sharon Schwab.

FARMLAND PRESERVATION

N. Wolosek reported on the recent Farmland Preservation (FP) meeting. The meeting was productive and the entire plan was reviewed. The FP Plan has been completed by the ad hoc committee is now being forwarded to several County committees including agriculture, ground water, and one other committee. If approved by the committees, the Plan will be sent to the Portage County Board for approval. Our map should be sufficient.

We need to submit the map and the updated ordinance. We can proceed with our overlay ordinance as separate from the zoning ordinance. Portage County is not using an overlay approach. Farmland Preservation will be a district in their zoning ordinance. Portage County still needs to have 80% of their A1 Agriculture in the FP Plan. The Town's map does meet the 80% standard. Our ordinance needs to be consistent with the Portage County FP Plan. That plan is available online. There is some uncertainty regarding Portage County accepting our plan. Nathan has not noted any conflicts between our overlay zoning district and the Portage County FP Plan.

The Portage County Farmland Preservation Ad Hoc Committee has essentially completed their work and will be abolished. Final input to their map is being sought and they are reaching out to the municipalities.

K. Lee distributed the most recent version of the "Farmland Preservation Overlay Zoning District." This is a stand-alone document and not part of the Zoning Ordinance. The A1 Exclusive Agriculture District of the Zoning Ordinance was reverted back to the "original" wording and no longer refers to Statute 91. A date needs to be added to the overlay document in the section that addresses preexisting residences. Other than the missing date, all other suggestions made by Scott Karel (DATCP) through December 7, 2015 have been added. An email from S. Karel dated February 17, 2016 indicated the farmland preservation plan can only be certified on the county level. Eligibility for the FP in the Town of Grant will be determined by the Portage County FP plan map. Our ordinance map needs to match the Portage County map.

ACTION: A copy of our ordinance and map needs to be forwarded to Jeff Schuler (Director, Portage County Planning and Zoning Dept). The most recent version of our map was forwarded via email by S. Schwab to the Plan Commission members on December 17, 2015. S. Schwab will attempt to schedule a meeting with J. Schuler. If available, N. Wolosek will also attend the meeting.

N. Wolosek is concerned that maps in the County's plan show no prime ag land in the Town of Grant. Land is only designated as productive if irrigated. (This is also seen on the new Comp Plan Map 5.1). Soils maps from Portage County from the 1970's and maps available NCRS website provide more detail on the soils in an area. We could ask for a more detailed map to be included in the Comp Plan when we discuss Chapter 5 in May. **J. Wendels will bring a copy of a detailed map to the next meeting.**

TOWN BOARD REPORT

- Five IOH requests have been received.
- Public hearing is scheduled for the ATV ordinance. It will be announced in the newsletter and postcards will be sent to residents along the proposed routes.

ADJOURN

It was moved by Ron Becker and seconded by Nathan Wolosek to adjourn the meeting. The motion passed with unanimous ayes. The meeting was adjourned at 9:42 pm.

Respectfully submitted,
Kathleen D. Lee, Plan Commission Secretary