

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
June 19, 2018

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

GUEST: Kristen Johnson

CITIZENS: Ryan Kingery and Tammy Kingery

EXCUSED: Ron Becker

CALL TO ORDER

The meeting was called to order at 6:36 pm by Tom Reitter.

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 Nathan Wolosek and seconded by Sharon Schwab to approve the May 15, 2018 minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

There were some questions about the edits to the chapter 8 text. In Section 8.2, on page 74), the new wording is what was suggested in May and will be left unchanged. The 5 to 40 acres should apply to the rural residential and not the farm expansion.

On page 77, Section 8.6, J. Wendels had sent comments regarding lot sizes and S. Schwab had questions regarding both high and low density residential including 2 acres in their size description. The text of Section 8.6 was compared to the matrix found in Chapter 9 (Table 9.1). The initial recommendation was to list minimum lot sizes based on the Zoning Ordinance and not a range. After further discussion, it was decided to eliminate lot size in Section 8.6.

The second sentence of Section 8.6 B.3 was discussed (*It may serve as a buffer for more intensive agricultural and/or residential uses in adjacent categories, and prevent premature conversion of rural lands to urban and other non-agricultural uses.*) It was thought to be appropriate to include it in that paragraph. The first half of that sentence (*It may serve as a buffer for more intensive agricultural and/or residential uses in adjacent categories*) will be added to Section 8.6 B.2 following the second sentence.

K. Johnson distributed a perpetual easement map as a follow-up to last month's discussion. The majority of the perpetual easement parcels were identified as Natural Areas – Limited Development (NAL) with the exception of the Beggs/Patrykus property. Parcels 018210715-07 and -10 will be added to NAL on the Future Land Use map. Other perpetual easement properties were discussed. The Beggs/Patrykus property will remain undeveloped on the Existing Use, because it is privately owned. It will be included as NAL on the future land use because it has no development potential due to the perpetual conservation easement.

The western triangle of parcel #018210703:01 will be changed from L-2 to NAL on Map 8.2.

S. Schwab suggested that K. Johnson contact Mark Pfof, Biologist with the U.S. Fish & Wildlife Service to confirm any perpetual easements they might hold.

Commercial properties on the Map 8.2 were reviewed. Currently the parcel north of Country Quencher is identified as commercial. Parcels #018210734-16.03 and -16.04 will be removed from commercial on Map 8.2 and placed into L-2 (intermediate agriculture.) The former Moravian church property (north side of CTH FF), parcel # 018220719-08.15 should be high density residential and not institutional. Kiwanis (parcel #018730201) is commercial for current land use (Map 8.1) and could be the same for future use (Map 8.2.)

We will continue with Section 30 on Map 8.2 at the next meeting. The edits to Chapter 8 will be reviewed. As time allows we will review Chapter 9.

KINGERY CONDITIONAL USE PERMIT

Ryan and Tammy Kingery are requesting to exceed the 2000 square foot limit for an accessory building on property zoned High Density Residential located at 2411 84th Street South, Wisconsin Rapids. Mr. Kingery plans to expand the existing pole building on each of the long sides by 12 feet. The Board of Adjustments has approved a variance for the set-back. A business will not be operated from the site. The building will be used for storage. While there are two driveways on the property off of 84th Street, because they are existing drives a permit is not needed if stone is simply added to the drive. The presence of two drives is grandfathered. A good buffer exists.

The following conditions were recommended:

1. Owner shall adhere to the site plan, building schematics and submitted responses to the Conditional Use Permit Application.
 - a. These documents are considered conditions of this permit.
2. Owner shall not exceed 2,700 square feet in area with a peak height not to exceed 20'.
3. Owner shall construct the accessory building with similar materials and/or colors to match the primary residence and preserve neighborhood aesthetics.
4. Owner shall preserve existing trees and vegetation along property line to help shield the accessory building from neighboring property.
5. Owner shall comply with the storm water management principle of no additional storm water runoff shall leave the parcel as a result of the development(s).

It was moved by Nathan Wolosek and seconded by Jim Wendels to recommend that the Board approve the CUP request with the stated recommendations. The tentative public hearing date is July 11th at 7:00 pm. At least one owner must be present.

CITIZEN INPUT

None

ZONING ADMINISTRATOR REPORT

There were five permits for a total of \$190. This included two driveways, an addition, and two CSMs.

M. Rutz has been working with Solarus regarding the fiber optic line being installed in the northeast corner of town. A permit was issued yesterday. Solarus has received a grant for this project.

Questions were answered regarding the Carmen Cook property and permits, the activity taking place at 1703 100th Street South, and the plans of Mr. Jopecky to build a home on his property.

EVENT BARN

The Non-Agricultural/ /Event Barn Usage permit used by the Town of Rudolph Fire Chief was reviewed. There are few sites in the Town of Grant that could be used for such events. Some sites in other towns avoid detection because a “donation” is made rather than being charged for rental of the site. It is a complex issue as it is difficult to differentiate between agricultural tourism and commercial activities. This is something to consider as we update our zoning ordinance. One possible way to add it would be listing it as a conditional use, and thereby requiring a permit.

A memorandum from Portage County Planning and Zoning was recently forwarded via email. It describes several zoning ordinance amendments made by Portage County because of legislative changes. They included short-term rentals/tourist rooming houses, campgrounds & camping cabins, event barns, nonconforming structures, substandard lots, and variance criteria. These topics could be addressed with our zoning ordinance. The question was asked if the state statute trumps our Board of Adjustment especially as it related to claims of “hardship”. .

TOWN BOARD REPORT

- A reminder - by July 1, changes to mining ordinances need to be made.
- The newsletter from the Wisconsin Historical Society was given to K. Lee. The Town is interested in the Town’s historic highway records. K. Lee will forward contact information for Andrew J. Baraniak, Local Government Records Archivist from the Wisconsin Historical Society to Sharon.
- Ordinance 1-83 “An Ordinance Prohibiting Issuance of Alcohol Beverage Licenses for Nonpayment of Taxes, Assessments and Claims” was recently amended with the help of the Wisconsin Towns Association and the Town’s legal counsel to include state and local fire code violations, delinquent in state or local building codes, crowd control complaints or citations, law enforcement issues, and other situations deemed significant by the Town Board affecting the health, safety, or welfare of people in the establishment. The amended ordinance will be sent to the local establishments by the Clerk. K. Lee will post the ordinance on the website when the amended version is received.
- North Central Wisconsin Regional Planning Commission has a meeting planned for this Thursday regarding human services transportation. Services for the elderly and disabled will be discussed/planned. A locally developed plan is necessary to qualify for grants.
- A meeting is scheduled for June 26th regarding Wisconsin Highway 73 between County F and Deer Ridge Road.
- Benjamin Grimm will be the new building inspector as Dale Bates is retiring. Contact information is Ben Grimm and Associates, 7015 Cty Rd E, Arpin, WI 54410, 715-305-8814
- Portage County will not pay for the approaches along County Road F. Dale Winkler, Town Supervisor, thought the Town should do all the approaches. The Town will need to

pay for them. The length of each approach needs to be determined. J. Wendels recommended a two pass overlay with grading. A formal agreement will need to be signed with the County if the approaches are approved. .

ZONING ORDINANCE REVISIONS

Deferred to a later meeting.

ADJOURNMENT

The meeting was adjourned at 9:03 pm.

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary.

Approved July 17, 2018