

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
December 21, 2016

PRESENT: Jim Wendels (Chairman) Nathan Wolosek, Ron Becker, Sharon Schwab, (Committee Members), Kathy Lee (Secretary)

CITIZENS: Diana Luecht

CALL TO ORDER

The meeting was called to order at 6:32 pm by Jim Wendels.

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 N. Wolosek and seconded by S. Schwab to approve the November 16, 2016 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

N. Wolosek asked if Mike Smith was contacted prior to the IOH map being submitted. He had not been contacted. Nathan believes he uses 95th Street and Evergreen Ave. Sharon will contact him.

CITIZEN INPUT: None

ARNDT PROPOSED LAND USE:

Mr. Arndt was not able to attend the meeting this evening. He is representing the Veterans Helping Veterans organization. The organization would like to purchase a portion of the Mike Arndt property (60 of the 80 acres at 90th and Mill Road), but would like to verify that planned activities for the site would be permitted prior to the purchase. The property is zoned General Ag. It would be used to offer activities for veterans with brain injuries. Horseback riding is one of the proposed activities. The organization may construct stalls or lean-tos. Nothing proposed at this time would require a Conditional Use Permit.

Diana Luecht had several questions including regarding future plans for the property by the organization, potential emergency health care needs of the participants, care of the animals, financial support of the organization, and any risk to the town.

R. Becker suggested that restrooms, parking, and a driveway would be needed.

It was suggested to table discussion until Mr. Arndt could attend a meeting and answer questions.

FARMLAND PRESERVATION PLAN (FPP):

The Town needs to insert the FP Overlay District into the 2010 Zoning Ordinance. It was suggested to insert it following A-1 Exclusive Agricultural District and label it as A1a. The new district will need to be added to the list of districts on page one. Also on page one, verbiage about the FP map will be inserted. The Ordinance number needs to be present on the document. To help make it clear that the FP district does not apply to all farmers owning land in Exclusive Ag, "if applicable" will be stated on the list of districts following Farmland Preservation Overlay and in the table of contents. The document will be renumbered.

N. Wolosek questioned how the town will know if a farm is part of the FPP. S. Schwab stated she did receive an email explaining the town would be able to know if a farmer was participating in the program. They county needs to approve an application, so we could find out if someone is participating. N. Wolosek had further questions regarding how his land would be zoned – exclusive ag or farmland preservation overlay. The land is on our zoning map as exclusive ag. It could be considered doubled

zoned, but only if the farmer participates in the plan. It would be good for Portage County to contact the Town when a farmer applies for FP, so we could verify that the land in question is part of the overlay district.

As of now, other towns in Portage County have approved the map, but they still need to approve the plan. It is N. Wolsek's understanding that the towns need to approve the plan now that the Portage County supervisors have approved it.

The addition of the FP map to the Zoning Ordinance was discussed. The zoning map is not part of the current ordinance, but is maintained as a separate document. The FP map could be handled in a similar fashion.

The Portage County procedure for making a change in zoning was reviewed. It does not apply directly to what we are doing with the overlay district. The procedure applies to rezoning a specific piece of property. The County is waving the rezoning fee. We will place our name at the top of the application and briefly explain what we are doing, but will not completely fill out the form. S. Schwab will do that. N. Wolosek will call Barry Jacowski regarding having our Zoning Ordinance amendment added to the Portage County Planning & Zoning agenda.

K. Lee will update the Zoning Ordinance changes. S. Sharon will submit the updated ordinance and the map. The Portage County Planning & Zoning meeting is tentatively scheduled for January 24, 2017. N. Wolosek plans to attend.

ZONING ORDINANCE

Items that need to be clarified as the ordinance is amended:

- Poultry in residential districts.
- Mobile homes in high-density residential. Homes must be 20 feet wide, therefore only a double-wide would be allowed. A double-wide requires a foundation. The committee members were reminded that an ordinance cannot include things you do not permit in a district.
- Free-standing solar panels in high and low density residential. This could be added as a CUP. At this time it would not generate a permit request except based on the \$1000 designation.
- The \$1000 designation is an item M. Rutz is recommending removal because of past disagreements on the value of structures. Size (100 sq. ft.) may a better designation.
- Porch versus Deck:
 - One differentiation is a that **porch** is a covered and attached entrance to a building, whether taken from the interior, and forming a sort of vestibule within the main wall, or projecting without and with a separate roof while **deck** is any flat surface that can be walked on: a balcony; a porch; a raised patio; a flat rooftop.
 - Porches are typically on the front of the house and are covered.
 - Open porches are not included in the floor area (living space).
- Floor area needs to be clarified in the section on when a permit is not required. Floor area sounds like living space. A very large deck or porch could be added that would significantly change the footprint of the structure.
- Center pivot irrigation – should we remain silent on that as a permitted use in general ag? Or should all agricultural districts include it? Or should it be silent in all ag districts? The growers were present when it was discussed in the past and they provided input regarding including it. Listing it does clarify that exclusive and transitional can irrigate. Irrigation has taken place in general ag, in the past, but any high cap well needs to be approved by the State.
- Home Occupation or home business: The most recent suggested definition was “Any business, occupation, or activity conducted for gain within a residential building, or an accessory building, which is incidental or secondary to the use of such building for dwell.” The definition was viewed as too broad. Key characteristics to consider in a definition include a business sign, people coming to the house, parking of commercial/industrial vehicles, storing hazardous materials, and commercial delivery of supplies. It may apply to residential areas, particularly

high-density. It should not designate a percentage of the building. It was suggested to designate that a CUP is required when one or more of the key characteristics apply:

- Selling retail goods or services to the public that generates vehicular traffic.
- Signage or advertisements
- Employees not related that are working in the home
- Commercial vehicles or industrial equipment being stored in residential areas

The definition was not finalized.

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FUTURE MEETING DATES:

- January 18, 2017
- February 1, 2017
- February 15, 2017
- March 15, 2017
- March 29, 2017
- April 19, 2017

ZONING ADMINISTRATOR REPORT

A total of \$3115 was collected in building permits/fees including a deck, an addition, and a tower.

TOWN BOARD REPORT

A presentation by Louis Wysocki on Groundwater & Land Cover Relationships was given at the County Board meeting last night. The presentation was organized by the Potato and Vegetable Growers Association and it is being given to all area county boards. Members of the South Wood County Coalition were in attendance and voicing opposition. No one from the Plan Commission was able to attend.

The Groundwater Management Plan is still open for comments.

Sample groundwater ordinance and manure ordinances are being discussed by the Wisconsin Towns Association. Saratoga has recently approved some ordinance that allows them to enforce the provisions of the DNR.

The revisions to the Implements of Husbandry map were approved by the board. The Town now has an amended ordinance.

ADJOURNMENT

The meeting adjourned at 9:15.

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary

Approved 1-18-2017