

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
DECEMBER 8, 2020 – 6:00 PM TOWN HALL

Call to Order and Pledge of Allegiance

The December 8, 2020 Plan Commission meeting was called to order by Chairman Coroneos at 6:00 p.m. Chairman Coroneos led the Pledge of Allegiance.

Verify open meeting notices, roll call, and approval of agenda order

A notice for this meeting was posted on Wednesday, December 2, 2020 at the three Town posting boards by Clerk Lynette Gitter.

PC members present: Gary Coroneos, Donna Young, Steve Thompson, Joe Close and Mike Siewert.

Others: Lynette Gitter, JJ Hintzke, Jason Hintzke, Martin Young and Ethel Young

Public Input: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters for Town Plan Commission consideration, however, they cannot be discussed or acted upon until the subject matter, of the proposed action, has been noticed.

None

Specific Matters for Discussion and Possible Action:

A. Approve the August 31, 2020 minutes

Motion made by Siewert, seconded by Coroneos to approve the August 31, 2020 minutes. ALL AYES. MOTION CARRIED.

B. Martin/Ethel Young land division/CSM-End of Young Road

The Young's were in attendance to answer any questions regarding this land division. They stated that they were splitting off this parcel to sell to their son for hunting land. According to the CSM, the entire property is located within the flood plain per FEMA mapping, and to be considered buildable, it would require an approved vehicular access point to, and frontage on, a public street. After further discussion, Motion made by Coroneos, seconded by Close to approve the CSM/land division of parcel 160022100 for Martin/Ethel Young and to recommend Town Board approval. ALL AYES. MOTION CARRIED.

C. Scott Thomas-Proposed rezone of 2 acres from Exclusive Ag to General Ag-County Road

County Zoning contacted the clerk about a possible rezone from Exclusive Ag to General Ag of a 2 acre parcel recently created on CSM#1210 by Scott Thomas. In the pre-application meeting summary, Steve Swanson, the Zoning Administrator, advised that a stand-alone accessory structure, such as a pole shed used to store personal items, is not allowed without construction of a residence. If the primary function of the existing pole barn was to store farm equipment, it would be allowed. Should the town be supportive of the rezone, county staff would also support a rezone from Exclusive Ag to General Ag for the construction of a home and accessory structures. Scott Thomas contacted the clerk to say that he is not ready at this time to do a rezone. He is still in the process of securing the property from relatives. This may be on a future agenda.

D. Mike Siewert-Proposed rezone of .05 acres from Exclusive Ag to General Ag-Remaining Acreage Lot 2-County Road D

Mike Siewert is in the process of securing approximately a .05 acre piece from Mike Bruette (adjacent property owner) to add to his parcel #160030500 on the southwest corner of County Hwy D and Sasse Road to construct a building. The site is currently zoned Exclusive Ag and would need to be rezoned to General Ag. A mockup of the proposed new site was submitted and Mr. Siewert said that a CSM is in the process of being created. Chair Coroneos suggested that Mr. Siewert come back to the Plan Commission when the Certified Map is finished for the lot size and rezone approval.

E. Jason Hintzke-Proposed reorganization of 4 existing lots-Spurr Road-Possible variance

The Hintzke’s would like to reconfigure parcel #'s 047703 and 047704 with different road frontages and different acreage. Lot #1 from CSM #6048, parcel #047701, owned by JJ Hintzke would remain the same and Lot #1 from CSM #5883, parcel #047702, would remain the same. A potential building site is desired, but the area is in Exclusive Ag and would have to be rezoned the General Ag. The Hintzke’s will be taking this to the County Zoning Department for their recommendations before starting the process. The Plan Commission was favorable of their proposal. All the proposed recreated lots by the Hintzke’s, satisfied the minimum lot size of 295’ of road frontage and 2 acres. They will be coming back to a future agenda when they have more information.

F. Review Town Comprehensive Plan

Chairman Coroneos would like all the members to read through the Town Plan and come back at the next meeting to pool all the proposed changes.

Future Agenda: Discussion/Action on future agenda items?

- Town Plan
- Jim Rohan-Possible Variance
- Mike Siewert-Rezone
- JJ Hintzke-Possible Rezone

Adjournment/Calendar: Next Planning Commission meeting as needed

- Chairman Coroneos called a meeting for Thursday, January 7, 2021.

Motion made by Coroneos, seconded by Young, to adjourn at 7:00p.m. ALL AYES. MOTION CARRIED.

These minutes were taken and recorded by Lynette Gitter, Town Clerk _____,

and were approved this _____ day of _____, 2020 by:
