

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
July 12, 2016

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

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

CITIZENS: Debra LaBarge, Scott Windsor, Wayne Brady, Marlene Gaden, Frank Johnson Jr, and Robert McDonald

EXCUSED: Marty Rutz

CALL TO ORDER

The meeting was called to order at 6:32 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 N. Wolosek and seconded by R. Becker to approve the June 6, 2016 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

Chapter 3 - The table regarding traffic volumes on local roads from 2004 has added. The changes were reviewed and approved.

Chapter 4

- The text on "Choose to Reuse" was reviewed. The word **"perhaps" will be removed.**
- The new paragraph on the Wood County Health Department was reviewed. **WIC will be spelled out.** It was then questioned if the Wood County Health Department could be used by Grant citizens. Kristen will check with the Health Department. The paragraph will be removed and information on the Portage County Health Department added if the closer Wood County Health Department cannot be used.
- It was questioned if something regarding services for seniors should be included. Specific sites would not be mentioned because they are frequently changing. **A general comment about "private and public facilities" was recommended. The Aging and Disability Center of Portage County will be mentioned as a resource.**
- Edits to the wording of "Issues" and the new policy regarding DNR collaboration were reviewed and approved as written
- The text of chapter 4 was approved except for the section on the public health department.

Chapter 5

Work continued with page 44.

- E.1. Portage County Drainage District - N. Wolosek clarified that the area identified as a problem flooding area is not actually located in the Portage County Drainage District. The area will remain at risk for flooding unless the Two Mile Creek drainage is cleaned up. Because it is not part of the Portage County Drainage District, the **paragraph (fourth paragraph under E.1. will be moved to Section 5.3). Rather than saying "along County Road U", the wording will be changed to "properties along County Road U."** N. Wolosek added there is also a flooding risk at Five Mile

Creek. Kristin Johnson had unsuccessfully attempted to reach Doug Passineau (Highway Commissioner – Wood County) about the flooding risk along County Road U and will make another attempt.

- E.2. Leola Drainage District – In an email sent by Will Stites (WDNR), it was stated that Adams County Drainage Board does not levy taxes in the Leola Drainage District. That **comment will be removed.**
 - E.3. Location - Discussion took place regarding encroachment of agriculture land into residential land, as opposed to agricultural land encroaching into residential land. N. Wolosek stated there has been a conversion of general agricultural land into intensive agriculture farming. R. Becker stated residents who built their homes on large parcels zoned general agriculture are now seeing the land around them being used for intensive agriculture. While the type of agriculture has changed, land zoned residential has not been converted to agricultural.
 - **In the sentence on assessed value, stop after word “land” and strike “beyond the point of being economically viable for purchase as farmland.” Strike “and most importantly” from the same sentence.**
 - **Add “The Town of Grant is experiencing more intensive agriculture beginning to increase and develop on land zoned general agriculture.”**
 - **Place a dash between non and farm instead of a slash (or change to “nonfarm” if it is a word.)**
 - F. Agricultural Programs – S. Schwab suggested adding SAFE (State Acres for Wildlife Enhancement). Both Wetland Reserve Program (WRP) and Grassland Reserve Program (GRP) are part of the Agricultural Conservation Easement Program (ACEP). Programs are always changing and it is therefore not desirable to attempt to list all the programs. The introductory paragraph to the section does advise readers “for more information about these and other programs contact the local FSA or NRCS office at 715-346-1313.”
 - **Add WRP and GRP as a sub-bullet to ACEP.**
 - **Alphabetize the list of programs.**
 - **Add the SAFE program**
- K. Johnson will contact Becky Davis at the NRCS office as necessary.
- Section 5.3 Issues were reviewed for currency
 - “Beef raising” will be struck from the first issue and the word “intensive” added prior to agriculture. Vegetable, cranberry, and field crops will be added in the second sentence and “open” struck prior to lands. “New field cropping” will be changed to “intensive ag practices.” The first issue will read: **“The Town has significant potential for the expansion of intensive agriculture. There has been a significant conversion of lands for vegetables, cranberries, and field groups since about 1970. Most of the intensive ag practices rely upon drainage and irrigation.”**
 - Second issue: It was recommended to remove “supplies” and “extensive” and to make nitrates and fertilizers singular. It will read **“The presence of permeable soils could possibly result in some high concentrations of nitrate in groundwater due to rapid percolation of fertilizer from surrounding farmland.”**
 - The Commission will consider adding an additional issue regarding “the land spreading of soil amendments has raised concerns by some residents.” Concern was expressed that if “soil amendments” was added as an issue it could limit the farmer’s ability to apply fertilizer.

FUTURE MEETING DATES

Thursday, August 11

Wednesday, September 21

Wednesday, October 19

Wednesday, November 16s

LaBARGE CONDITIONAL USE PERMIT

Debra LaBarge is requesting to live in a recreational vehicle (RV) while her home is being constructed. She and Scott Windsor explained their plans. The property is located on 80th Street, south of Tower Road and is zoned general ag. A driveway was placed today. A State Sanitary Permit was obtained on 07/07/2016 and she is working with Matt Alft to have a septic system placed. Prior to having the septic system available, they would have the RV pumped at a certified site. Prior to having a well drilled, they will use a tank with a reservoir. The RV will not be visible to neighbors. The home will have electrical power supplied by Adams-Columbia Co-op, but they intend to use solar power for the RV. There is a covenant on the property. She plans to live with relatives during the winter months and in the RV during warmer months.

Recommended conditions:

1. The absolute duration of the Conditional Use Permit is November 1, 2017.
2. Use of the recreational vehicle for residency on the property without electric, septic and water is allowed until May 1, 2017.
3. Electricity, a well, and a septic system must be present on the property by May 1, 2017 to continue reside in the recreational vehicle.
4. Must maintain vegetative coverage as much as possible to screen the recreational vehicle while it is temporarily used as a residence during the construction of the permanent residence.

Nathan Wolosek moved to approve LaBarge CUP with the stated conditions, Ron Becker seconded the motion. The motion was approved unanimous ayes.

McDONALD CONDITIONAL USE PERMIT

Robert McDonald is requesting to build a detached residence on property zoned commercial located at 4231 80th Street S, Wisconsin Rapids and to temporarily live in a motor home during construction of a permanent residence at the same location. He explained his plan. The home would be approximately 900 sq. ft. Three parcels have been combined into one lot approximately 2 acres in size. A septic tank and field existed previously which is separate from the business's septic system. It has been pumped and checked and is in good condition. He has discussed the setbacks with Marty Rutz and his design conforms to those setbacks. The potential impact to business discussed. The well location in relation to neighboring property was discussed.

He wishes to live in a 38 foot motorhome during the construction of the residence. It would be used primarily for sleeping and showering. The motorhome is already on the property and is well hidden.

Recommended conditions:

1. Single family detached residence allowed in Commercial Zoning
2. Conform to all zoning setbacks, area and height requirements for commercially zoned property.
3. The absolute duration for the use of the motorhome is November 1, 2016.
4. Holding tank must be emptied at a sanitary waste disposal site or connected to existing septic.

Thomas Reitter moved to approve McDonald CUP with the stated conditions, Nathan Wolosek seconded the motion. The motion was approved unanimous ayes.

CITIZEN INPUT

Wayne Brody had questions/comments regarding the status of the ATV ordinance. He was informed that the Town Board passed the ordinance at a June 29th meeting. The only route will be Tower Road from 80th Street to Town Line Road. The hours will be limited from 8:00 am to one hour after sunset. The routes will be closed from November 1 through April 30. The ordinance will be reviewed during the

April 2017 board meeting. Concern was expressed about the limited route and that Grant citizens need to trailer to the route. Brody stated the route benefits people from other townships as a way to get through Grant without providing a benefit to the residents of our Town. An alternative route was suggested. N. Wolosek suggested, in the future, we could follow the T. of Plover's approach of opening all roads, but only posting the preferred route on the State's website. S. Schwab noted that Portage County has no interest in opening county roads to ATV travel.

JOINT "CLEAN WATER" RESOLUTION

Last month a joint resolution with the Town of Saratoga was suggested by citizens of Saratoga. S. Schwab will work on the wording of a separate resolution. N. Wolosek is opposed to joining in a joint resolution with Saratoga or developing any ordinance/resolution.

ZONING ADMINISTRATOR REPORT

A written report of Building Permits/Fees for June 2016 was submitted. A total of \$670 was collected for an accessory building/address, porch/deck, collocation, porch, and driveway.

A schematic of the Stenzel property and proposed location for a new 2160 sq.ft. pole building was submitted. A CUP would likely be required because of exceeding square footage. It may require a Board of Adjustments Review. The building may be acceptable if the property was cleaned up. No action was taken.

FARMLAND PRESERVATION

No one attended the June 28, Joint Meeting of County Committees to Review Farmland Preservation Plan Draft.

COMMUNICATION TOWER

Portage County is continuing to proceed with plans for an emergency communications tower on Okray land on County Road F. Jim Wendels is not available for the August meeting, so Matt Fleming will be informed of the September 21 meeting date.

ROADS

S. Schwab asked if the Town needs a designated detour during the closure of County Road U. No suggestions were made.

N. Wolosek requested grading of Buena Vista Road, Town Line Road, Birch Drive (deep grading), and 130th Street, plus mowing of the roads to control weeds.

The meeting was adjourned at 9:45 pm

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved 08-10-2016