

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
November 14, 2017

**PRESENT:** Jim Wendels (Chairperson), Sharon Schwab, Ron Becker, Nathan Wolosek, Tom Reitter, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator)  
**GUEST:** Kristen Johnson  
**CITIZENS:** Michael Hammit, Trisha Hammit, Wendy Rosenthal

**CALL TO ORDER**

The meeting was called to order at 6:34 pm by Jim Wendels.

**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 N. Wolosek and seconded by S. Schwab to approve the October 18, 2017 minutes. The motion passed with unanimous ayes.

**COMPREHENSIVE PLAN**

Review of 8.1 Map continued. Discussion started with the northern half of the Town.

- Section 2 – no changes were recommended.
- Section 11 – The undeveloped property is wooded hunting land. No changes were recommended.
- Section 14 –
  - Parcel 018220714-04.01 is being used for a telecommunication tower, so its use is commercial, while zoned agriculture. It will be identified as commercial on the map. It was recommended to include something in the chapter text if all telecommunication towers will be identified as commercial.
  - The “single family” will be changed to “undeveloped” in 018220714-10.01
  - In parcels 018220714-07 and -08, the triangle shape portions will be changed from undeveloped to agriculture.
  - Parcel 018220714-16.02 is not fenced, it not a field, and there are no deer. There is no house but there is an accessory building. It will be changed to undeveloped.
- Section 23 – All the open pockets in parcels 018220723-01 and -02 will be changed from undeveloped to agriculture.
- Section 26 – no changes were recommended. Discussion took place regarding terminology including “natural areas” and “parks and rec.”
- Section 35 – no changes were recommended.

Discussion continued with the southern half of the Town.

- Section 2 – All the land is owned by the DNR. No changes were recommended.
- Section 11 – Parcel 018210711-12 was purchased by DNR and will be changed to natural areas.

- Section 14 – no changes were recommended.
- Section 23 –
  - Land being used for pasture will be changed from undeveloped to agriculture. This includes parcels 018210723-04, -13.01 and -13.02.
  - There are two single family homes in this section.
- Section 26 -
  - Parcel 018210726-06.02 will be changed from institutional to commercial. It is a telecommunication tower.
  - In parcel 018210726-11, wooded land will stay undeveloped, while open areas used for hay will be changed to agriculture.
- Section 35 – Several pieces of open land will be carved out and changed from undeveloped to agriculture. The pieces of land are found in parcels 018210735-12.03 and -10.02.

Discussion returned to the northern section.

- Section 25 had been discussed at last meeting. There is a telecommunication tower at Lake Road and 130<sup>th</sup> Street (018220725-06). It should be identified as commercial.
- Section 3 –
  - A telecommunication tower has recently been placed on parcel 018220703-01. A two acre piece will be designated as commercial. On the same parcel, a building exists that is currently designated as undeveloped. It will be changed to agriculture.
  - The triangular field corners of parcels 018220703-12, -15 and -16 will be changed to agriculture. This change, in addition to all of the other corners being switched to agriculture, will change the total percentage of land designated as agriculture in the Town.
- Section 10 – no changes were recommended.
- Section 15 – no changes were recommended.
- Section 22 –
  - On 018220722-13 the undeveloped corner will be changed to agriculture.
  - The cleared areas of parcels 018220722-12.01 and -15.02 are used for horse pasture and will be changed to agriculture. The wooded areas will remain undeveloped.
- We will continue with section 27 at next meeting.

### **CITIZEN INPUT**

Michael and Trisha Hammit appeared in response to a letter they received following a complaint established in October regarding lighting in their yard. Mr. Hammit stated the lighting was installed for security reasons. They experienced a break-in a few years ago and what appeared to be a break-in attempt last summer. Law enforcement recommended good lighting to discourage such activity. They installed LED lighting with a 0.5 inch bulb. The bulb is recessed into the housing and downward pointing. The manufacturer states the fixture would light a 20 foot area when installed 15 feet from the ground. The lights are mounted about 9.5 feet from the ground. The Hammit property is separated from their neighbor's with a 7 foot solid fence. Drone pictures were provided to illustrate how far the light reaches. They had turned off the lights until they were able to attend the meeting. Methods of limiting the amount of light entering the

neighbor's yard were proposed including alternative styles of lights or shielding the diffuser. Mr. Hammit plans to use some stove piping to shield the light closest to the property line. Commission members were invited to stop by and see the lighting from the Hammit's yard. They were asked to let S. Schwab know when they turn the LED lights back on.

Concern has been expressed regarding the strobe light on the Portage County telecommunication tower located on Okray property. The light is a bright white light and not a dual light. Jim Wendels will draft a letter to be sent to Portage County regarding our ordinance. Sharon Schwab will provide the Town letterhead to Jim. It was recommended to send a copy of our Wireless Telecommunication Tower and Antenna Ordinance.

### **CUP APPLICATION – VISION PROS LLC**

The Vision Pros LLC conditional use permit application was reviewed. Wendy Rosenthal explained the operation of Vision Pros LLC. It is a business run by her underage children. It is a seasonal operation with most of the business taking place from August through October. They don't manufacture the 360° deer blinds, but assemble them. There is no customer parking on the road and adequate parking on their property. The maximum number of blinds displayed at the end of the driveway is two. There is a 3x6 sign at the end of the drive. There is no business waste from the assembly of the blinds other than cardboard. Crates are returned to the manufacturer. Brush has been removed from the end of the drive to improve visibility for customers entering and leaving the driveway.

The following conditions were recommended.

1. Adequate customer parking exists and shall continue to be provided. Customer parking on public streets is prohibited as related to the business.
2. A valid and current Seller's Permit issued by the Wisconsin Department of Revenue shall be onsite at all times for review and inspection.
3. A non-illuminated advertising sign up to eighteen (18) square feet may be installed on the premise off roadway right of way.

It was moved by Jim Wendels and seconded by Nathan Wolosek to approve the CUP. The motion passed with unanimous ayes. The public hearing will be scheduled for December 13<sup>th</sup> at 8:00 pm.

### **ZONING ADMINISTRATOR REPORT**

- A total of \$380 was collected for building permits and fees. This includes a porch with a penalty and an accessory.
- A call was received regarding land at the northwest corner of Four Mile and 95<sup>th</sup> Street. The gentleman is inquiring about splitting approximately 20 acres into 5 acre lots. Doing this could be impacted by the actual size of the land, the Buena Vista Creek, and low areas.
- There is someone from a cranberry marsh at Buena Vista Road and 130<sup>th</sup> who is removing dirt from the beds and placing it into the right-of-away. S. Schwab spoke with the owner. He plans to begin moving the dirt back at least 33 feet from the center line. .
- Someone has asked about tearing down a garage and constructing a new one. It would be 13 - 14 feet from the side yard. It may require a Board of Adjustment hearing.

## **TOWN BOARD REPORT**

- Broadband grant applications are due by the end of January. It is suggested to complete the application about 2 weeks earlier as January 11<sup>th</sup> is the last day to ask questions. It was recommended to collaborate with the Town of Plover. N. Wolosek and S. Schwab will contact Tim Karcheski about the collaboration. There were questions about who controls the grant money if awarded.
- Information regarding the Community Development Block Grant was shared. Nearly 2 million dollars is available for central Wisconsin for upgrades (energy, roofing, wheel chair ramps) Grants are available to low and middle income individuals. It is for a 30 year, interest-free loan of up to \$50,000. This year, \$800,000 is being turned back because of lack of applicants. K. Lee will add the updated information to the website.
- The DNR is conducting a recreation land use analysis. Information will be added to the website if still current.
- The Town needs exact information on the condemnation process and needs to determine if it applies to the Pete Rekoski property at Townline and Cty Rd W. Someone recently attempted to live in the house, but the situation is not safe. Social Services were unable to provide assistance because the man did not meet their age criteria. The home does not seem habitable. The fact that someone attempted to live there makes the situation dire. It was suggested that Chris Mrdutt may be able to help with the process. The Town would need to verify that the building is uninhabitable. There are many items in the right-of-way. The Town could remove those items and charge Mr. Rekoski in his tax bill.
- A ditch is being refined on 105<sup>th</sup> between Pine and Mill. The work being done is acceptable with Portage County and the DNR. S. Schwab was concerned that sand is being removed from a cranberry operation and being moved to a non-cranberry operation. She asked if we should revisit the topic because the Town, the County, and the DNR look at the situation differently. Several Commission members were not concerned if sand is being moved from a cranberry operation to different type of agriculture operation. M. Rutz suggested monitoring the situation so that spoils do not end up in the right-of-way.
- S. Schwab distributed updated drainage maps. It was suggested to include the map in the Comprehensive Plan if not already there. The Portage County Drainage District assessment went up to \$3.50 per acre with a minimum of \$20. Discussion took place regarding Portage County Drainage District Board membership.
- S. Schwab spoke with Rowdy Jinsky, owner of Seamless Gutters, about the possible need for a CUP because of a home business. Mr. Jinsky is agreeable. Whether or not a CUP is required was discussed with no final decision.

## **MEETING DATES**

Meeting dates were set for January 3 and 17 and February 7 and 21.

## **ADJOURNMENT**

It was moved by N. Wolosek and seconded by J. Wendels to adjourn the meeting. The meeting was adjourned at 9:36 pm.

Respectfully submitted,

*Kathleen Lee*

Plan Commission Secretary