

PLAN COMMISSION MEETING MINUTES  
TOWN OF GRANT  
May 11, 2021

**PRESENT:** Thomas Reitter (Chairperson), Charles Gussel, Ron Patterson, Nathan Wolosek, Marty Rutz (Commissioners), Kathleen Lee (Secretary)

**CITIZENS:** Nate Zuelke, Sharon Schwab

**CALL TO ORDER**

The meeting was called to order at 6:37 pm by T. 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 questioned if the minutes reflected recent Town Board meetings which addressed the Kasum conditional use permit (CUP). Those discussions are not reflected in the 4-7-2021 Plan Commission (PC) minutes. Those discussions took place after the PC meeting and will be included in Town Board minutes. Those minutes are on the agenda for approval at the 5-12-21 Monthly Board meeting. The CUP was approved and signed by Brian Kasun on 4-26-2021 with a few changes from the PC's recommendations. Business waste will not be allowed at the transfer station, the advertising sign size will be the same as specified in high density residential, and an additional condition regarding being compliant with Portage County's septic ordinance was added.

It was moved by C. Gussel and seconded by R. Patterson to approve the April 7, 2021. The motion passed with unanimous ayes.

**CONDITIONAL USE PERMIT APPLICATION**

Mr. Zuelke was present to update the Plan Commission on his plans for a structure for indoor sand volleyball. He is now considering a permanent structure instead of the inflatable structure discussed on 4-7-2021. A CUP application has been submitted for an 80 x 160 foot building. He is still awaiting plans from the contractor and is not prepared to provide schematics or other written details regarding the project at this time.

- The building would be placed near the current building and to the north of it. He is in the process of verifying property lines before determining the exact placement.
- He would like to house 3 courts, but plans could change to a two court building. The current 8 outdoor courts would remain in place.
- Setbacks will be respected. The building should not be visible from a neighboring house.
- Recently a chain-link fence was erected between the Double Down Pub property and the Town Hall property. A wind screen will be added, plus a barrier across the bottom.
- The majority of floor of the proposed building would be sand. For safety of the competitors, sand needs to be 12 to 18 inches deep. It would be built on footings. A portion would be paved for a portable bar which requires approval by the health department.

- The heating source has not been determined. Because the sand is watered down, there is a risk of a moldy atmosphere if radiant heat is used. He hopes to insulate as deep as possible to help prevent the sand from becoming too cold.
- The walls and roof/ceiling will be insulated. The type of insulation is to be determined. Most likely there would be tin walls.
- Control of water runoff needs to be determined. N. Wolosek explained that some of the larger farm buildings in the area slope the surrounding ground towards a drainage depression/ditch. Because of the sandy soil in the area, the water is able to soak in relatively quickly. The drainage collection area does need to remain snow-covered in the winter as the snow acts as insulation allowing the water to still soak in. He stated the building would need to be raised or have a depression created around it so the water runs in one direction and does not encroach on the neighbor's property. C. Gussel stated the State approved plans should consider a retention pond. Mr. Zuelke stated the banquet hall does not have water runoff control and there is some problem with water collection.
- Adjustments to the septic system need to be determined.
- Additional electrical needs is still being determined.
- Mr. Zuelke has a land contract for the property. He will obtain a signature from the property owner, Dave Tosch, for the CUP application.
- It is possible that plans will be altered to a 2 court building instead of 3 courts based on overall cost and projected return on investment.
- Side walls would be twenty feet. The roof pitch is to be determined with the contractor.
- The size of the banquet wall was not known and could not be used as a comparison for a 12,800 sq. ft. building.
- Mr. Zuelke was asked to return to the next PC meeting with more specific plans and checks totaling \$150. He should be prepared to provide schematics, information on mechanical systems and a water management plan, plus answer CUP application questions in more depth. Documentation can be submitted in advance of the meeting so it could be shared with the commissioners prior to the meeting.
- Discussion continued after Mr. Zuelke left. The CUP is required because the building size exceeds 5000 sq. ft. The height of the building should be less than the maximum height allowed in the commercial district of 45 feet. The effects of a tall building will need to be considered. There should be no problems meeting setback requirements as Mr. Zuelke stated the property is over 5 acres. The building does not trigger any other reasons for a CUP. A CUP for a sports complex is not required because a sports complex already exists with the 8 volleyball courts. It is thought that a rental residence owned by D. Tosch is on a separate property. The rental residence was separated from the business when the property was rezoned based on the CSM provided at the time of the rezone. Discussion also addressed humidity levels related to heating the building and the risk for mold. The PC needs to be concerned about the indoor environment and we need to ensure Mr. Zuelke addresses humidity concerns. The cost of dealing with humidity could be significant. Fans may be required. The Wisconsin Department of Safety and Professional Services will need to approve the plans and should be able to provide guidance. When an inflatable structure was being considered, K. Lee spoke with Jack Miller and Commissioners could contact him with questions. The Commissioners are interested in seeing the location of the building in relationship to all of the lot lines and would like to tour the site.

## **NEXT MEETING**

Tuesday, June 8, 2021 was identified as a date for the next meeting. T. Reitter will talk with Heather Grys-Luecht regarding equipment needed for a Zoom meeting.

## **CITIZEN INPUT**

N. Wolosek addressed the Town Chairperson, Sharon Schwab asking for directive from the Town Board. She stated new appointments are due in May for the Secretary and one Commissioner. She is aware that the Plan Commissioners find having a Board member as part of the PC as helpful, but the new Town Supervisors have not shown interest in being appointed to the PC. S. Schwab identified completing the Zoning Ordinance revisions as a top priority. When that is completed, she would like a nuisance ordinance investigated. She said templates are available. It was commented that a nuisance ordinance would be difficult to enforce. It is not clear who has the authority to enforce it. N. Wolosek is concerned that a nuisance ordinance has the potential for being an attack on farmers for dust and noise. The most common nuisances apply to residential areas and eyesores. In the past a junk car ordinance did not move forward when it applied to all zoning districts. The term “nuisance” is very broad. Ordinances directed at specific problems may be a better way to proceed. It was thought that only one subdivision in the Town has a covenant. S. Schwab needs to confer with the other Board members for what directives they wish to pursue. The idea of a constable was discussed. The Town had one in the distant past, but liability concerns ended the position.

S. Schwab was informed that Comprehensive Plan books are available for the new Town officers in the office.

## **ZONING ADMINISTRATOR**

There were 11 permits for a total of \$275. This includes two razes, one accessory building, two driveways, one CSM, and five UAPs.

There is a potential CUP in the next meeting for a 40x80 building near County F and Washington Street to be used for winter boat and trailer storage. An application is yet to be submitted.

There is a Board of Adjustment public hearing on May 24, 2021. It is for a request from John & Terri Haase for a variance for east side property setback of less than 10 feet for home addition of a deck (8’x10’) with extended open roof with soffit (10’x18’) on south side at 2921 80<sup>th</sup> Street S. They would be seven feet from the east lot line. If approved by the Town of Grant, the Haases will need to go through Portage County because the home falls under shoreland zoning.

## **ZONING ORDINANCE**

Deferred until next meeting.

## **MEETING ADJOURNMENT**

The meeting was adjourned at 8:53 pm.

Respectfully submitted,  
Kathleen D. Lee  
Plan Commission Secretary  
Approved 6/7/2021