

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
March 21, 2018

PRESENT: Jim Wendels (Chairperson) Sharon Schwab, Nathan Wolosek, Tom Reitter, Ron Becker, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator)

GUEST: Kristen Johnson

CITIZENS: None

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 (the Grant Town Hall and the Grant Transfer Station) and on the Town's website.

MINUTES

It was moved by Ron Becker and seconded by Sharon Schwab to approve the February 21, 2018 minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

Review of 8.1 Map continued. Discussion resumed with the southern half of the Town.

- Section 29 – No changes will be made.
- Section 32 – The two corners surrounding an irrigated field (Parcels #018210732-15.02 and -04) will be changed from undeveloped to agriculture.
- Section 31 – Parcel #018210731-10.01 will be changed from undeveloped to agriculture. A single family house needs to be added to the Red Branch Kennels property (018210731-01.02). The rest of that parcel will remain undeveloped.
- Section 30 - Parcel #018210730-10 will be changed from undeveloped to agriculture. Parcel # 018210730-14 will be changed from agriculture to undeveloped. Parcel #018210730-04 will be changed from undeveloped to single family.
- Section 19 – Parcel #018210719-13.01 will be changed from agriculture to undeveloped.
- Section 18 –The entire parcel #018210718-09.02 will be designated as agriculture.
- Section 7 - No changes will be made.
- Section 6 – The commercial designation will be changed to undeveloped on parcels #018210706:09.01 and: 09.02 except for 2 acres being designated as single family.
- Section 5 – A 2 acre single family will be added to parcel # 018210705:07.01.

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

- Section 31 – This section includes a natural area. The proposed description of Natural Areas/Recreational Land Use was reviewed.
 - *This category includes public and private lands used for preservation of wildlife and environmentally sensitive areas, as well as lands which have been specifically developed for public or private recreational activities, such as shooting and*

archery ranges, and riding club arenas. The majority of these lands are associated with Buena Vista Wildlife Area; a vast grassland habitat that supports the state threatened Greater Prairie-chicken and many other species of birds. See Chapter 5 (Agricultural, Natural, and Cultural Resources Element) to learn more about the Buena Vista Wildlife Area.

The suggested wording was approved. The entire parcel #018220731-12.28 will be changed to single family. Parcel #018220731-08.15 will be changed from commercial to natural areas/recreational land use. The portions of parcels #018220731-08.11 and -08.12 used as Dog Star Resort will be changed to commercial from single family. The house will remain single family. Portions of parcel #018220731-08.14 will be designated as agriculture.

- Section 30 - Parcel #018220730-12.31 will be changed from single family to commercial as it is a business storage building. Parcel #018220730-12.26 will be changed from single family to undeveloped. Parcels #018220730-12.01A and 15.02A will be changed from undeveloped to agriculture. The home will remain single family on the parcel. Parcel #018220730-16.02 will have a two acre single family added. Parcel #018220730-08.12 (ball field) will become institutional as it is owned by the school. Parcel #018220730-02.03 is church property (cemetery) and it will be designated institutional.

UPCOMING MEETING DATES

April 18, 2018

May 15, 2018

CITIZEN INPUT

Concerns/questions have been expressed by a citizen, Sharon Tucker, regarding a neighbor and activity on a neighboring property. The son of the property owner has been disruptive. He has been intoxicated and knocking on her door. She noted clearing of land lately and is questioning if attempts are being made to build on the property. She stated there is a non-functioning septic system on the property. The owner would be allowed to build there, despite the size of the property, as it would be grandfathered in, but there have been no requests for a building permit. Marty Rutz stated that currently the gate is closed and there is no tent on the property. He did observe several garbage bags. Disruptive behavior is a law enforcement issue and not the Town's.

Several documents were circulated.

- League of Women Voters is sponsoring a presentation, The Science and the Policy Debate of How Groundwater Pumping is Drying Lakes, Streams, and Wetlands, by Dr. George Kraft will be held on April 2, 2018 at 6 pm.
- Four meetings will be hosted by the Department of Agriculture, Trade, and Consumer Protection (DATCP) in April. The purpose of the meetings is for DATCP to meet with local government representatives and staff to share information about local Livestock Facility Siting and Farmland Preservation ordinances.
- A regional newsletter by North Central Wisconsin Regional Planning Commission has been received.

T. Reitter was questioned by Marv Brahmstedt regarding ATVs. Mr. Brahmstedt said there are a lot of people who are against ATV routes in the Town, but they do not attend the Town meetings to express their feelings. This topic will be discussed during the Town Board Report.

FARMLAND PRESERVATION SURVEY

The Department of Agriculture, Trade, and Consumer Protection currently is conducting an online survey on local farmland preservation efforts was completed by the group. DATCP hopes to better understand what is and what is not working so they can consider opportunities to more effectively support farmland protection. The online survey was completed and submitted by the group during the meeting.

ZONING ADMINISTRATOR

- There was one permit issued for a driveway for a total of \$25. The owner plans to place a modular home on the property in the near future.
- Dave Cook's sister will be placing a modular house just south of Mr. Cook's home.
- A woman living on 95th Street south of Evergreen is interested in doing a lot split. There is a smaller piece of 2.7 acres along the road and a larger 12 acre parcel behind it. M. Rutz spoke with Tracy Pelke, Portage Co. Planning & Zoning. Pelke would recommend a 35 foot easement, access road and splitting the two parcels in half. Our driveway ordinance states a driveway needs to be 15 feet away from the lot line. It would total approximately 45-50 feet if there was 15 feet on either side of a drive. Whatever is used for access must be added to the back of the smaller lot because it is a non-conforming lot at 2.7 acres. The access would be for both parcels. M. Rutz will explain the option to the property owner. The property owner would need to spell out the shared responsibility of the driveway. They may need to explain to us how they would make sure the access point does not become an issue. An alternative option would be to insert the access drive and make the front property 5 acres instead of 2.7. It would then be a conforming lot.
- A second drive was added to a property at Lake and Road 87th Street. The lot is 125 feet wide and therefore does not qualify for the 200 foot minimum for two driveways. The property owner parks his camper on the second drive. It is nonconforming driveway and the owner did not get a permit. M. Rutz asked what the owner's options are. Initially it was stated, if it is a variance from the ordinance, it would need to go before the Board of Adjustments. Later, Ron Becker read from the ordinance which stated a person could come before the board with a hardship. It was thought that a hardship does not exist. An option would be to have an asphalt pad, but not a paved drive from the road to the pad. The owner could re-plant grass from the road to the pad. If the access point is not paved, a permit or request for a variance would not be needed. M. Rutz contacted A-1 and told them not in put in any driveways without talking to the Town.
- As a follow-up to a concern last month, it was asked if Joe Pecky should he come in to address the Plan Commission? Mr. Pecky does many State jobs and the equipment is typically at job sites. He stores equipment during the winter on the property. S. Schwab suggested not having him appear until a definition of home business is finalized. It was pointed out that there is not a home on the property.

TOWN BOARD REPORT

Wayne Brody, representing the Saratoga ATV Club, attended the March Town Board Meeting and proposed adding additional ATV routes. These routes would allow interested residents access to the current routes from their homes, as well as travel between one another's homes. They also would like routes to be opened year-round from 6 am until midnight. They want the speed limit to be 35 miles per hour with limited exceptions and would like to use street and stop signs for posting route markers.

Opening the whole town was discussed. In the past law enforcement said we cannot have roads opened that are not posted as it is legal drive only on posted roads. It was noted by Commission members that Town of Grant citizens only benefit if the road to their home is opened.

At the Board Meeting, a citizen mentioned there is a proposed law that would allow individuals to take the most direct path from their home to a designated route within a limit on the distance traveled. It was also reported that there is a proposed law allowing County roads with a speed limit of 35 mph or lower to be open to ATVs.

The proponents of the expanded route have stated there is a lot of support for the ATVs and other communities are experiencing no problems when their roads are opened, but this has not been verified. Input from other communities would be helpful to verify these reports. It was suggested that V. Zimmerman reach out to other clerks.

The formation of a local club or a Portage County club has been encouraged by the Town, but this has not occurred. It is believed that there has been no effort by the ATV club to work with the Town of Buena Vista to open their section of Town Line Road.

There have been approximately 25 complaints regarding ATVs on the current routes and most of those are speed related. Using snowmobile trails in lieu of roads has been suggested by those who oppose use of roads.

There is no interest by the supervisors to have a public hearing on this topic again. The Board will discuss the proposed routes at the April 11th meeting. Citizens need to express their thoughts at the Monthly Board Meeting. There is plan is to notify people living on the new proposed routes of the meeting.

A referendum was suggested regarding opening all Town roads.

ADJOURNMENT

The meeting was adjourned at 9:27 pm.

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved 04/18/2018