

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
January 5, 2016

Present: Jim Wendels (Chairman), Kathy Lee (Secretary), Nathan Wolosek, Ron Becker, Lori Ruess, Marty Rutz (Zoning Administrator)

Absent/excused: Sharon Schwab

Citizens Present: Dave Tosch

CALL TO ORDER

The meeting was called to order at 6:30 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.

REQUEST FOR REZONING

A request for rezoning the eastern section of parcel number 018-22-0729-07.13 was made by Dave Tosch. The request is to rezone from Low Density Residential to Commercial. Mr. Tosch provided rationale for the request. On a certified survey map dated 01-05-16 and drafted by Dale Rosicky, the approximately three acre parcel was merged with parcel number 018-22-0729-07.08 and labeled as Lot 2. Parcel number 018-22-0729-07.08 is currently zoned Commercial District. The new Lot 2 would be 5.75 acres in size. The Wild Horse Saloon is located on Lot 2. The Future Land Use map found in the Comprehensive Plan of the Town of Grant identifies parcel number 018-22-0729-07.13 as Commercial. Therefore, an amendment to the Comprehensive Plan is not necessary to approve this zoning change.

Ron Becker made a motion to approve rezoning Lot 2 to Commercial District. Lori Ruess seconded the motion. The motion was approved with unanimous ayes. Approval of the rezone is contingent on the location of the septic system serving the house located on Lot 1. The application will be forwarded to the Town Board for consideration at the February 10, 2016 meeting.

APPROVAL OF MINUTES

It was moved by Nathan Wolosk and seconded by Ron Becker to approve the December 16, 2015 minutes as revised. The motion was approved with unanimous ayes.

The meeting dates were reviewed. Kathy Lee will contact Kristen Johnson to determine if the March 23 meeting could be moved to March 29.

CITIZEN INPUT

Communications tower follow-up: Jim Wendels spoke with Greg Nettesheim of the Up River Gun Club (URGC). Mr. Nettesheim reported a teleconference with club representatives and Matthew Fleming, Portage County Procurement Director took place. Matthew Fleming was

informed of future Plan Commission meeting dates, sent a copy of the CUP application form, and provided time lines for getting on a Plan Commission agenda by K. Lee. He did respond to the email by sending a spread sheet regarding building versus renting a tower, but no other correspondences have been received. It is unknown if Motorola has determined the suitability of the URGC site.

Assembly Bill 582 follow-up – Letters were sent to Representatives Shankland and Krug. We have not received a response. The current status of the bill is unknown. It was thought that a hearing was taking place today.

ATV ORDINANCE

J. Wendels was unable to find contact information for Frank Johnson to inform him of the agenda item.

J. Wendels contacted Nathan Check (Portage County Highway Commissioner). N. Check stated the Safety Commission has discussed ATV usage on county roads. As a Commission they voted for no ATV on county highways. The Safety Commission is advisory only. The Highway Committee has not taken a stance on the topic. Portage County Corporation Counsel discourages use of ATVs on county highways citing insurance issues and safety risks. The rules of the road are followed when an ATV is used on a highway. A concern was expressed about youth driving ATVs when they are too young for a driver's license. Regarding County U in the Town of Grant: the Maintenance Agreement designates Portage County as being responsible for sections south of County WW and Wood County as being responsible for sections north of County WW. Maintenance responsibilities does not equate to jurisdiction.

N. Wolosek plans to attend Plover Town Board meeting on January 11. One of the agenda items is discussion of the use of shared roads in the design of the ATV/UTV Route. This includes Town Line Road. R. Becker also hopes to attend the meeting.

Ordinances from the Towns of Plover, Rome, Saratoga and the WI Stat 23.33 were distributed and reviewed. The Plover ordinance was used as a template for discussion.

The Saratoga Designated ATV Roads map was reviewed to determine possible connection points. Collaboration with the Town of Buena Vista would be necessary to make a connection between the Town of Saratoga and the Town of Plover.

Roads recommended for ATV use in the Town of Grant are as follows.

1. Evergreen Avenue, from County Road U to 90th Street South
2. 90th Street South, from Evergreen Avenue to Mill Road
3. Mill Road, from 90th Street South to Town Line Road
4. Town Line Road, from Mill Road to Griffith Avenue and from Buena Vista Road to one mile north (*NOTE: a jurisdictional gap exists on Town Line Road*)

More roads could be added at a later date. If County U was approved as an ATV route, additional routes would be considered.

The safety of intersections was brought up by R. Becker with County F and Mill Road as an example.

It is recommended that if an ATV ordinance passed, that ATV clubs would be responsible for the cost for posting and maintaining signs. To ensure proper placement of the signs, the Town would place them.

If passed, a copy of the ordinance needs to be sent to the Wisconsin State Patrol and Portage County Sheriff's Department.

It was recommended to post 10 mph speed limit signs where cluster of houses exist. (i.e. 90th Street South, from Evergreen Avenue to Mill; Evergreen to Mill, and Evergreen Avenue, from 80th to 90th Street South). Other roads would have a speed limit of 35 mph.

Seasonal road closures were recommended. Closures could be designated by a Town representative or could have set dates. March 15 thru May 1 was suggested. Road conditions would likely vary from one year to the next.

It was recommended to include a map as part of the ordinance.

Action: Kathy Lee will produce the draft of ATV ordinance. Review of the draft will be added to 02-09-2016 agenda. Jim will inform Chuck Hanson from the Saratoga ATV Club about the meeting.

FARMLAND PRESERVATION

Discussion was deferred until after the January 6, 2016 meeting "Community Discussion on Portage County Agriculture and Food System." N. Wolosek and R. Becker plan to attend the meeting. Farmland Preservation will be added to the February 9 agenda.

K. Lee previously emailed the Farmland Preservation Overlay document and the Exclusive Ag, District zoning ordinance with the farmland preservation changes removed. It was clarified that Item 15 "If a pivot irrigation system is removed, a public hearing could be held and the land it was on could possibly be rezoned" under conditional uses should be removed from the Exclusive Ag ordinance.

ZONING ADMINISTRATOR REPORT

- A hard-copy report of building permits/fees issued for the month of December was distributed. A total of \$190 was collected. Permits were issued for an addition, an address, one accessory building, and two utility accommodation polices.

The meeting was adjourned at 8:55 pm.

Respectfully submitted,
Kathleen D. Lee, Plan Commission Secretary

Approved: 01/20/2016