

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
October 18, 2017

PRESENT: Sharon Schwab, Ron Becker, Nathan Wolosek, Tom Reitter, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator - arrived at 8:00 pm)

GUEST: Kristen Johnson

EXCUSED: Jim Wendels

CITIZENS: Rick Duerr, Dawn Ruiter, Chris Ruiter

CALL TO ORDER

The meeting was called to order at 6:34 pm by Ron Becker.

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

Several typo/grammar changes were suggested. Because Prairie Drive does not extend the length of the northern border of the Town, changes in wording were suggested. The wording will be changed from “Prairie Drive” to “the north boundary of the Town of Grant.” This change will be made in two places - one discussing 100th Street and the other discussing 110th Street. The property at 110th and the north boundary will be designated as McCain Foods and not the gun club. Proper designation of that parcel will be made when Map 8.1 is reviewed.

It was moved by N. Wolosek and seconded by S. Schwab to approve the September 12, 2017 Plan Commission Minutes with the recommended changes. The motion passed with unanimous ayes. K. Lee will email the corrected minutes to Commission members.

FUTURE MEETING DATES

Tuesday, November 14

Tuesday, December 19

COMPREHENSIVE PLAN

Map 8.1 (Existing Land Use) was reviewed starting with Section 01 in Township 22 and working south with the aid of an electronic GIS map. The focus of the discussion was on the current use of the land. Discussion began with T.22N.-R7E.

- Section 01 – current use designation is correct
- Section 12 – current use designation is correct, this section includes some farm residence in yellow on the map
- Section 13 – current use designation is correct. It includes a deer farm. The wooded land is used as pasture for the cervids. The agriculture designation is appropriate.
- Section 24 - A small portion of parcel 018220724-05 located in the northwest corner of the section would remain as agricultural and the remaining “u-shaped” portion of the parcel should be changed from agricultural to undeveloped because it is not fenced. No changes will be made to the description of agriculture in the text of Chapter 8 to include “ag forest” corners and the Existing Use Map will label the corners as agriculture.
- Section 25 (between Lake and Griffith) – current use designation is correct. There are two areas designated as natural (parks and recreation). This includes an 80 that is owned by Dane County and 114 acres that are State of Wisconsin land. The rest of the section is agriculture. A single

family residence includes a goat farm. A discussion of parks and recreation versus natural areas took place. The land is not natural areas based on State definitions. The green color is correct. No changes will be made to this section.

- Section 36 – With Griffith to the north and W to the south, 130th on the west and Townline on the east. Two parcels, 018220736-15 and 018220736-14 will be change land from undeveloped to agriculture, as it is pasture land. All other designations are correct.

Discussion then continued with T.21N.-R.7E. M. Rutz arrived during the middle of this discussion. He confirmed the use of any properties in question.

- Section 1 – Part of the undeveloped is being used to raise deer, grow hay, and is pastured. It should be designated as agriculture. This is the Paul and Michael Hojnacki property (018210701:09.01). It was not certain how the Rohde property (018210701:08.02) is used, so it will remain undeveloped. A residence designation on the Hulkowski property (018210701:04.01) is slightly out of place. The yellow residence designation needs to be moved slightly west. The rest of that property is undeveloped. M. Rutz confirmed the designations.
- Section 12 – (between Swamp and Mill). The undeveloped land should be changed to agriculture. This is the entire Mel Potter property. It is used for pasture and has two pivots.
- Section 13 – (between Mill and Evergreen). The Chamberlain property is designated as undeveloped, but is pastured. It should be changed to agriculture. This use was confirmed with M. Rutz. The 40 owned by Pio is undeveloped.
- Section 24 – (between Evergreen and just south of Tower). The Chamberlain property (018210724-01) in the northeast corner should be changed from undeveloped to agriculture, because it is pasture. This was confirmed with M. Rutz. The use of the Adams property (018210724-04.07 and 018210724-13) was confirmed as agriculture, and should therefore be changed from undeveloped to agricultural. A portion of a third Adams property (018210724-14), extending from Tower Road to the tree line, should also be changed to agricultural. The property south of Woodland Lane is wooded, so undeveloped is appropriate.
- Section 25 – current use designation is correct. No changes are needed.
- Section 36 – A field at the southern edge extends to Townline and should be changed to agriculture from undeveloped (part of 018210736-16). In the southwest corner of this section there are a several areas that should be changed to agriculture from undeveloped, but the agriculture designation should be carved around the woods and 14 Mile Creek. The changes would extend to 130th and include portions of parcel 018210736-11.05, 018210736-10.04, and 018210736-11.02.

CITIZEN INPUT

Rick Duerr attended the meeting to provide answers regarding his living situation. He is registered to vote in the Town of Grant. He lives in the Town part-time in a camper, but is in the process of building a home. He operates a machine shop in Stratford until April and then plans to move the business to Grant. He had been informed of the possible need for a CUP to live in a camper; therefore he came to tonight's meeting. He is building a home and plans to be in the house before the end of the year, perhaps within the next month. He has been working with Dale Bates regarding occupancy. When the business (machine shop) is moved it would likely be considered as a home occupation. He would be the only employee. No customers would be coming to his home. A delivery truck would be at the site several times per month. Noise is not an issue with the machine shop. Mr. Duerr was told he would not need to go through the CUP process for living in the camper if he is in his permanent residence by the end of the year. A CUP for the business will be needed. He can begin that process when it is closer to the date of moving the business. He should keep in contact with M. Rutz.

N. Wolosek announced that the new Land Plat Books are available. If interested in purchasing, it can be obtained from his wife. The cost is \$40. Contact Nathan if interested in purchasing one. He will bring them to the next meeting. Make out checks to the Portage County 4H Leaders.

N. Wolosek spoke with Representative Katrina Shankland. She said there is grant money available for expanding broadband in the Town. We need to act on it now if the Town is interested. The Town is generally covered well because of Solarus, except in the northeast corner. Cellular service is not reliable and tends to drop. S. Schwab will contact Rep. Shankland to determine what is needed to apply for the grant

Chris and Dawn Ruitter expressed a concern about light shining from their neighbor's yard into their home. Their neighbor has two lights that are on from dusk to dawn. The lights are about ten feet from the ground and they shine into the Ruitter's home. D. Ruitter provided pictures. The neighbors have stated the lights are present for their dogs. When the Ruitters have spoken to their neighbors, they were told nothing could be done because they are dusk to dawn lights. The Town's existing ordinance does not address lighting. Because Grant has its own zoning, Portage County regulations do not apply. Portage County rules regarding lighting reportedly state lights cannot light up adjacent properties. Several comments and suggestions were made by the Plan Commission. A shield could be used to direct the light. The dome controlling the dusk to dawn function could be removed. A timer could be used. A motion detector could be used. A combination of shielding and motion detector was recommended. While the Town has plans to develop a nuisance ordinance, this will not occur soon. This type of commercial lighting does not fall into "compatible use" for a high density residential area. S. Schwab will draft a letter including some of the recommendations. She will keep the Ruitters updated on actions taken. As the Zoning Ordinance is updated, something should be added about lighting.

N. Wolosek asked if a permit is required to install solar panels. A permit is not required when a property change makes no changes in the assessment value. There has never been a permit issued for solar panels in the past.

ZONING ADMINISTRATOR REPORT

- A total of \$325 was collected for building permits and fees. This includes a new residence, two accessory buildings, and a driveway.
- The Zoning Administrator time sheet showed a total of 15 hours and 12 minutes.
- Russ Brody was sent reminder of the expiring CUP.
- A CUP application was received from the Rosenthals for a business of selling deer hunting blinds and having blinds displayed at the end of their property. They have submitted the application fee. The CUP will be added to the November 14th meeting agenda.
- Carl Novack has either added a driveway or made a change significant change to an existing driveway on Grant Street. M. Rutz has contacted him about the drive and plans to check it again. The drive in question is just east of 100th. There has been an increase of heavy vehicle travel on the road with the change in the driveway.

TOWN BOARD

- Deb LaBarge's request to extend her CUP was brought to board without a public hearing. The request was approved. It was determined that July 17 was the date when her building permit was issued and the length of the extension was based on that date. No complaints have been from the neighbors. Neighbors were informed of the extension request and none appeared before the Town Board. As the Zoning Ordinance is revised, we need to decide address how to handle extensions.
- An ATC notification was passed around. It announced that a 10 year transmission system assessment is available online.

- Don Bohn has found consistent fire code violations at the Wild Horse Saloon including exit doors being blocked. D. Bohn has suggested that the town have an ordinance stating a liquor license could be revoked for repeated fire code violations. Currently, a liquor license can be pulled if taxes are not paid, but there is not an ordinance that addresses fire code violations. An amendment could be made to the existing ordinance.
- The New People Environmental Summit took place on Oct 14. Environmental issues from a Native American perspective were discussed. Various groups are working together on this issue.

ADJOURNMENT

The meeting was adjourned at 9:38 pm

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary