

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
August 21, 2018

**PRESENT:** Ron Becker (Acting-Chairperson), Tom Reitter, Sharon Schwab, Nathan Wolosek, (Committee Members), Kathleen Lee (Secretary)

**GUEST:** Kristen Johnson

**EXCUSED:** Jim Wendels and Marty Rutz

**CALL TO ORDER**

The meeting was called to order at 6:32 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**

Recommendations were made to clarify the Town Board Report section of the minutes. It was moved by Nathan Wolosek and seconded by Sharon Schwab to approve the July 17, 2018 minutes with the addition of the suggested wording recommendations. The motion passed with unanimous ayes.

**COMPREHENSIVE PLAN**

Table 8.3 was reviewed and accepted as revised. Residential has been separated into low-density and high-density, while agricultural has been separated into three categories. The category "undeveloped" is not included in Future Land Use axis as it had been in the 2005 table. The removal of undeveloped increased the total amount of agriculture land.

In the Chapter 8 text, S. Schwab had a question regarding Intermediate Agriculture and buffers on page 77. The topic of buffers had been discussed during the June meeting. It was decided to mention buffers in both Intermediate Agriculture and Limited Agriculture/Mixed Use during that meeting. No additional changes were made at this time.

The revisions made last month in Chapter 9 were reviewed. On page 82, the list of ordinances under County control and not the Town's jurisdiction was discussed. Well abandonment and sexually oriented businesses had been added. It was agreed they should be included in the list.

Discussion took place regarding the Chapter 9 "Action Plan".

- Action #2 will be deleted
- Action #3 will be changed to read "Amend the Rezoning and/or Conditional Use Application form to include request for a Comprehensive Plan text and/or map amendment." Discussion included possible changes that will be required in the application form.

- Related to this change in wording, the term “a written request” was exchanged for “an application” on page 83 (Section 9.4 B1) at the July meeting. The term will revert back to “an application.”
- Action #4 will be deleted.
- Several edits will be made to Action #5. Annually will be changed to periodically. The phrase “and/or Town Board” will be added. Everything after the last comma will be removed. This results in the wording “The Plan Commission and/or Town Board will periodically review, update, and create if necessary, goals, objectives and policies for the Comprehensive Plan.”

The length of time it will take the Town to have the updated Comprehensive Plan and amended Zoning Ordinance approved at the County level was questioned. This question was asked in relation to the Kiwanis Club’s interest in erecting a sign on their property. The Plan Commission is recommending switching that property to commercial. We previously discussed approving the two documents at the same time. K. Johnson recommended splitting the approval process. That way the Comprehensive Plan could be approved by the end of the year. We will wait until Jim Wendels, Commission Chairman, is here to make a decision.

Table 9.1: Town of Grant Zoning/Land Use Plan Compatibility Table was reviewed. It was suggested to change the table to include governmental/institutional as a future land use category. A lot of discussion took place including the necessity of including the table at all. Industrial, R-2, and Commercial lands are the categories currently used as governmental or institutional in the Town. Minimally adding those as being compatible would reflect current practice. Showing compatibility between governmental/institutional and all zoning districts except for Conservancy is recommended by K. Johnson. S. Schwab proposed that Low Density Residential, High Density Residential, General Agriculture, Commercial and Industrial are compatible with governmental/industrial. The table as suggested by K. Johnson was approved.

Section 9.4 was discussed. The individuals who can submit an application for a Comprehensive Plan amendment was questioned. The current language is found in all comprehensive plans in the area. Discussion focused on the double asterisk item regarding non-owners of a parcel being able to request a review of future land use. No changes will be made to the list of individuals who can make a request. The term “a written request” was exchanged for “an application” at the July meeting. The term will be changed back to “an application.”

Section 9.4 B 2a (Submittal of Application) was discussed. It was recommended to not make any changes and to continue to have the application be submitted to the Town Clerk.

Section 9.4 B 2d will be removed.

In Section 9.5, several minor changes will be made to the wording. ”May” will replace “shall” and “periodically” will replace “at least once every year.” The word year will be changed to year(s).

At the next meeting (September 25), we will review the entire document, a summary of changes, and complete resolution. K. Johnson will send a marked-up and clean version of the document.

### **CITIZEN INPUT**

Ron Becker commented on the sonic boom that shook buildings on Friday, August 17. He is concerned if it occurred repeatedly that plaster could be cracked. He did call Volk Field regarding the shaking of buildings. The sonic boom/shaking was the result of a joint exercise with the International Guard and the Marines. He also called Senator Testin, Representative Klug, and the sheriff's department.

Nathan Wolosek stated there is increased traffic on Buena Vista Road because of the bridge being out on County F. This has resulted in the need for increased maintenance.

Tom Reitter said a hole on Evergreen Ave. still needs to be filled.

### **WISCONSIN TOWN ASSOCIATION SUGGESTED AMENDMENTS**

The April 10, 2018 memorandum was briefly reviewed. The amendments may need to be included when we revise the Zoning Ordinance. Two items in particular were mentioned including that an unnecessary hardship cannot be created by the property owner and the length of stay in a short-term rental. We will continue the discussion of the Zoning Ordinance and the suggested amendments when Plan Commission chair is present.

### **ZONING ADMINISTRATOR REPORT**

A report on the July permits was submitted by the Zoning Administrator. A total of \$850 was collected. This includes permits for two additions, four accessory buildings, moving residence in town, two driveways, and address, and a pond.

A property owner at 8140 White Pine Drive is planning on cleaning out his existing pond. The size of the pond would increase. The property is in low density residential zoning. The question is whether a CUP is required. If the pond size is increasing, we would likely need to talk to the owner to clarify where he is placing the spoil, how close to the lot line the pond is located, the slopes, etc. Looking on Google maps, it is not clear where the pond is located. M. Rutz needs to determine the size of the existing pond, how much larger it would be, if the current pond is something only decorative, how deep the pond is now and how deep it is proposed to be. Once the information is obtained he should talk with J. Wendels on how it fits our ordinance.

S. Schwab had a follow-up question on status of 8610 Lake Road discussed at the last meeting. There are no permits listed for that property. K. Lee will contact M. Rutz.

### **TOWN BOARD REPORT**

There is no report on Buena Vista Road from CTH F – 130<sup>th</sup> Street. N. Wolosek has not seen any stakes on the road. K. Lee stated M. Rutz obtained some assistance from the County in locating a marker and that three flags would be placed soon. The property owners on that section of road want to know which trees the Town would like removed. N. Wolosek stated ditch cuts

and gravel are needed. He agreed the road is sloppy in spring because of trees on the south side of the road. He believes Conrad Wolosek may not oppose tree removal.

The right-of-way of Buena Vista Road from 130<sup>th</sup> Street to Townline Road was discussed. Part of the road is believed to be four rods, however the forty abutting Konopacky and Raasch land is un-delineated. Marvin Raasch has records showing it is a two rod road and that in the past he gifted the town a rod allowing the town to complete ditch cuts at three rods. The Town Board approved to retain it as a three rod road. There has been no follow-through as of yet.

T. Reitter is interested in removing trees in the Town's right of way near his home on Evergreen Ave. His neighbors do not object. S. Schwab will share this with the Zoning Administrator and Town Board.

S. Schwab reported on the Buena Vista Creek - 110<sup>th</sup> Street culverts. She continues to communicate with Bobbi Jo Fischer on obtaining the permit. If necessary, we hope to get time beyond September 15<sup>th</sup> to complete the work. She does have a list of contractors that could do the work. Anyone who is capable of this type of work will be sent the permit and asked to provide an estimate. The area we are permitted to clean may extend beyond the Town's right of way. If so, we would need to determine the owner and get approval from them do the cleaning.

We already have the permit for Washington Street and Twomile.Creek. Tom Bohn has provided an estimate, but he suggested North American Industrial may be able to do the job. They use a high pressure water flush and vacuuming technique. A quote has been obtained from them.

S. Schwab has developed a request for a proposal of an evaluation of the elevations between 80<sup>th</sup> and 90<sup>th</sup> and looking for real or potential obstructions. The Board will meet on August 30 and hopefully approve the request at that time. An engineer will be used for the evaluation. Possible qualified companies are REA, Quest, Point of Beginning, Gremmer, Jewel, and Lambert-Lee. In addition, she will attempt to get elevations of the bottom of culverts from Rich Rashke with Okrays for Twomile Creek.

S. Schwab stressed the Town is attempting to use a systematic approach. Additional discussion took place on water flow in general.

The LIDAR data has been received. Assistance will be needed in interpreting it. S. Schwab will be talking with the DNR in Madison for the assistance.

## **ADJOURNMENT**

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

*Kathleen D. Lee*

Plan Commission Secretary

Approved September 25, 2018