

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
May 16, 2019

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

EXCUSED: Ron Becker

CITIZENS: Charlie Gussel, Dale Winkler (Supervisor), James Yetter (Supervisor)

CALL TO ORDER

The meeting was called to order at 6:30 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 Nathan Wolosek and seconded by Sharon Schwab to approve the April 17, 2019 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

Follow-up: The driveway discussed last month located at 90th Street and Mill Road was approved.

Follow-up: Renewable energy was discussed last month in regards to the Zoning Ordinance. A newspaper article was circulated regarding wind turbines. Solar projects in the state were mentioned. T. Reitter explained solar programs in which utilities contract with home owners to place solar panels on the citizen’s property.

Charlie Gussel and Ron Patterson will be joining the Plan Commission as commissioners in June, replacing Sharon Schwab and Ron Becker. K. Lee remains as secretary.

ZONING ORDINANCE UPDATE

K. Lee updated the tracking document we have been using to guide the Zoning Ordinance amendment.

- Discussion took place regarding livestock standards as a follow-up to the 11-13-2018 meeting. Less than 500 animal units are allowed in the Exclusive Agricultural District. While 500 or more animal units are a conditional use in Exclusive Ag. It was noted that there is currently a legal challenge in the State to a town or county’s ability to limit the number of animal units. It is being questioned if a town has the legality to exceed the state standard. We will continue to monitor the court case, but **make no changes in our ordinance at this time.**
- A recommendation was made on 9-25-2018 to have Lynn Markham, Land Use specialist with the Center for Land Use Education of UWSP to review our ordinance. We did consider Act 67 when we made amendments in February 2019. We will not ask L. Markham to review the ordinance. When we have completed our work, we will ask

Attorney Brian Formella to review the document. We will limit the number of hours for the review.

- Revision of the CUP application form was recommended on 8-21-2018, we will table discussion of the application form until the zoning ordinance and map work is completed.
- A Kiwanis's property rezone was requested in July 2018 by the organization. This will be addressed when we revise the map.
- The description of lot size was discussed on 6-18-2018. The concerns were about the Comprehensive Plan, but we reviewed Appendix A at this time. Appendix A accurately describes lot size and **no changes will be made**.
- During discussion of the Zoning Administrator's role on 2-21-2018, the idea of monitoring changes in properties was suggested. This would include the use of aerial photos. A bullet will be added to the list following paragraph 3 of VII. Zoning Administrator stating "Monitor existing land use and its conformance to ordinances."
- In March 2017, the role of the Zoning Administrator in regards to condemnation was discussed. Nothing had been added to the Zoning Ordinance prior to today. The phrase **"including condemnations" will be added** to the last sentence of Section VII Zoning Administrator.
- Last month we deferred discussion of lighting. This topic was originally suggested on 10-18-2017. It was decided to not add the complicated topic of lighting to the ordinance.

This completed the discussion of the Zoning Ordinance. J. Wendels will print updated, colored copies of the Zoning Ordinance and distribute them to all members of the Plan Commission, including new commissioners, prior to the next meeting.

ZONING MAP

In preparation for the meeting, K. Lee developed a table to guide the discussion of the zoning map. She had used the Future Use Map from July 31, 2018. The Zoning Map used was from August 19, 2010. The table compares current zoning to the new Future Use Map of the Comprehensive Plan. It was discovered that a March 8, 2016 zoning map exists. That version will be added to the website and was used for purposes of this discussion.

The Comp Plan designates churches, schools, and government property as Institutional. Institutional is not a district in our zoning. All of those parcels will retain their current zoning.

Six properties to the south of Four Mile Lane are designated as Low Density Residential in the Comp Plan. Some of the parcels are less than two acres and therefore could not be changed to Low Density. All six properties will remain High Density Residential to avoid a piecemeal approach. This includes the Plucker property. He had requested a zoning change, but his property is too small for the change.

The Picket Fence will not be rezoned to commercial in order to protect the adjacent properties. The Picket Fence will continue to operate under a CUP.

Properties on Cty WW (Robers 018-22-0729007.14 and Pickett 018-22-0729-07.12) will remain Low Density Residential.

The Dog Star Ranch plus residence (018-22-0731-08.12) will remain Low Density Residential.

Parcels that had Natural Areas carved into Transitional Ag (#018-21-0715-01, 018-21-0715-02, 018-21-0715-05.07) will remain completely Transitional Ag with no carved out zoning districts.

The small triangle of 018-21-0714-06.02 will remain Transitional Ag.

The Kertis property (parcel 018-21-0734-16.03) will be kept as Commercial for now. General Ag may be appropriate in the future, but the Future use shows Intermediate (Transitional) Ag.

The following changes are recommended:

| PARCEL | ADDRESS | CURRENT | AMENDED |
|--|---|---|---|
| 018-73-0201 | Kiwanis Foundation of Wisconsin Rapids 3221 80TH ST S | Low Density Residential | Commercial |
| 018-22-0729-07.13 | Tosch – rezoned in 2016 3821 90 th Street S | Commercial | Map needs to be updated – the western portion of the property should be Low Density Residential |
| 018-22-0730-12.31 | Jinsky Site address not listed | High Density Residential | Commercial |
| 018-21-0713-06 | Dane Co Conservation League DNR | Transitional Ag | Conservancy |
| 018-21-0715-07 | Wisconsin State, Dept of Natural Resources | Transitional Ag | Conservancy |
| 018-21-0715-10 | Wis Soc for Ornithology DNR | Transitional Ag | Conservancy |
| 018-21-0722-06 018-21-0722-05 018-21-0722-02 018-21-0722-01 018-21-0722-07 018-21-0722-08 018-21-0722-09 | Patrykus, Beggs | Transitional Ag | Conservancy |
| 018-21-0734-16.04 | 15730 Cty Road F Michael Kreuter | Commercial | Transitional Agriculture (L2) |
| 018-21-0734-16.03 | Dale Kertis 11851 State Hwy 73 Bancroft, WI 54921 | Commercial | Leave Commercial and consider General Ag in the future. |
| 018-21-0706:09.01 and 018-21-0706:09.02 | Avis M Schroer 7111 80 th Street S | A small portion of the parcels are zoned commercial | General Agriculture (A-3) for the entire parcels |

These changes will be sent to Rod Sutter so that a draft map can be made.

COMPREHENSIVE PLAN

A side discussion developed regarding the Comprehensive Plan. On May 6th, Chris Kruger requested K. Lee to facilitate getting the Comprehensive Plan on the May agenda of the Portage County Planning and Zoning Committee. The request was forwarded to Kristen Johnson,

Portage County Planning and Zoning Planner. The Town of Grant Comprehensive Plan will be on the agenda for May 28th. Charlie Gussel, County Supervisor and member of County P&Z, was asked to support the Comprehensive Plan. Individuals and entities that can request Comp Plan changes were listed and the process for making amendments was discussed. The Town Supervisors had an opportunity to read the Comp Plan prior to the November 28, 2018 public hearing and they voted to approve the Plan on that date. Since April 23, Chris Kruger, the newly elected Town Chairperson, has reviewed the Comp Plan and requested that it be placed on the County P&Z agenda.

ZONING ADMINISTRATOR REPORT

There were three permits for a total of \$160. This includes a CSM, a raze, an accessory building and an address.

M. Rutz spoke with Kevin Whipple from Badger-Land Surveying. He requested that any CSM come to the Town for review. Mr. Whipple will do this for all properties, regardless of size, in the future. Darren Krzanowski from Central Staking has always sent a preliminary CSM.

S. Schwab asked about a pond permit for the Gordon property. Contact still needs to be made regarding the pond.

S. Schwab asked about the Ron Johnson revised CUP and Hold Harmless Agreement. The Town Clerk is working on obtaining signatures. She has contacted K. Lee for a copy of the CUP and was sent a copy of that document. The exact status of the signatures is not known. J. Wendels has not heard back from Attorney Formella regarding the list of businesses that have CUPs and the possible need for a Hold Harmless Agreement.

TOWN BOARD REPORT

The Town Board has opened all Town roads open to ATVs with no exclusions. No changes were made to the ATV/UTV ordinance at that meeting. In addition to opening all Town roads, the Board plans to raise the speed limit to 35 mph, open roads year round, and increase hours of operation to 7A to 10P. The ordinance can be changed at the Town Board level. The plan is to post all roads entering the Town. The sign would say “All Roads Open Unless Posted Otherwise.” No exclusions are planned. S. Schwab stated an appeal process for opening a specific road should be part of the ordinance.

NEXT MEETING

The Town Board Meeting is on June 19th. The Plan Commission meeting will be on the 4th Wednesday, June 26th at 6:30 pm.

ADJOURNMENT

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary

Approved 7-17-2019