

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
December 19, 2017

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

CALL TO ORDER

The meeting was called to order at 6:31 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 J. Wendels and seconded by S. Schwab to approve the November 14, 2017 minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

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

- **Section 27** - The windbreak and drainage ditch around a 40 acre parcel 018220727-04 will be changed from undeveloped to agriculture. Several parcels will be changed from undeveloped to agriculture including the triangle parcel 018220727-06, parcels 018220727-07.01, -07.02, and -07.03, and parcel 018220727-08.
- **Section 34** - There is a small triangle portion of 018220734-02 that needs to be added to the land designated as natural area as it is DNR land. Parcel 018220734 -01.06 will be changed from undeveloped to agriculture. Portions of 018220734-08.01 and 08.02 will be combined into an approximately L-shaped piece of land. The L-shaped land is used for pasture and a storage building, and will be designated as agriculture. The two acres surrounding the broadcast tower will be changed to commercial on parcel 018220734-16. The undeveloped parcel 018220734-15 will be changed to agriculture.

Review of Map 8.1 continued with the south end of town

- **Section 3** – The “golf course” on parcel 018210703:07 will remain designated as undeveloped. The 40 acre parcel 018210703:06.02 will be changed to from undeveloped to agriculture. The irregular shaped portion of two parcels (018210703:09.02 and :10) will be changed from undeveloped to agriculture. S. Schwab will determine if Rasmussen is farming part of the DNR land. Sections of 018210703-13 will be changed to agriculture.
- **Section 10** – No changes.
- **Section 15** – The parcels 018210715-01 and -02 (80 acres) will be changed to agriculture.

- **Section 22** – The agriculture land owned by Patrykus should be changed to undeveloped. This includes seven parcels including 018210722-1, -2, -5, -6, -7, -8, and -9. Parcel 018210722-13 will be changed to agriculture including the single family designation which is actually an ag building. Part of 018210722-14.01 will be changed to agriculture. The change will follow the field line.

On January 17, 2018 we will continue updating Map 8.1 starting with Section 27 in the southern half of the Town.

CONDITIONAL USE PERMIT

The Rowdy and Lisa Jinsky application was reviewed. Business supplies are stored at 8041 Griffith Avenue. Mr Jinsky does not run a business out of his home, but uses his residential address (4010 86th St South) for billing purposes. No customers come to his home. S. Schwab would like the Town to be consistent in how it treats businesses with an “advertised” addresses located high density residential area. J. Wendels states while the current Zoning Ordinance language is concerning home business, our proposed new wording would not include the type of business operated by Mr. Jinsky as there are no customers coming to his home and there is no traffic interference. There are no concerns about the building on Griffith. It was suggested to change that parcel to commercial as part of the Zoning Ordinance update. M. Rutz will check with Claude Ringleman regarding the change in assessed value if the property is rezoned. Until we finish the Zoning Ordinance, nothing will be done with the CUP request. The check that was submitted with the CUP application was returned to Mr. Jinsky.

CITIZEN INPUT

J. Wendels received a call from a representative of the Up River Gun Club asking about lighting to be installed on their property. The lighting would be turned on only as need. It would be primarily used for clean-up as they do not plan to schedule shoots at night. This report led to a discussion of lighting in general and lighting on the Hammitt property specifically. R. Becker spoke with Ron Johnson of the DOT. The DOT is going to shoebox lighting. R. Becker suggested that if the Town was to make lighting recommendations, we should suggest flat panel luminaires. The direction of the light can be controlled and there would be less stray lighting. Several Commission members have drove past the Ruitter and Hammitt properties and agree the LED lighting on the Hammitt property is bright. S. Schwab visited both homes. There is a sufficient lighting entering the Ruitter home from the Hammitt’s lights that would make a nightlight unnecessary in the bathroom. Light also enters a bedroom. The light shielding installed by Mr. Hammitt only partially shields the light fixture closest to the property line. It appeared as if the light entering the Ruitter home comes from a fixture in the center of the Hammitt property. Mr. Hammitt is willing to attempt to improve the shielding on the light fixture closest to the property line. S. Schwab let him know that much of the stray lighting comes from the middle light. A variety of ways to improve the lighting situation on the Hammitt property were proposed. S. Schwab stated that Mr. Hammit would benefit from guidance from T. Reitter. Discussion returned to the Up River Gun Club inquiry. J. Wendels will respond to the gun club and tell them it is okay to illuminate the area with an as needed, directional light, but they should try to minimize stray lighting.

The letter regarding the telecommunications tower sent by J. Wendels to Portage Co resulted in a quick response. It was recommended to send a similar letter to the owners of the tower located a County Roads F and W. The CUP for the tower was approved in 1994 and the Wireless Telecommunication Tower and Antenna Ordinance was not in effect at that time. Tower lighting is not included under a grandfather clause in the ordinance. The tower ordinance specifically states dual lighting is required. If any changes are made to a grandfathered tower, all aspects of the tower ordinance apply. M. Rutz will provide the contact info for the tower owner and J. Wendels will send a letter.

ZONING ADMINISTRATOR REPORT

A total of \$295 was collected for building permits and fees. This includes a permit for a mobile home, a UAP, and accessory building.

A submitted time sheet showed that 7 hours and 33 minutes were worked on Zoning Administrator business.

Mr. Klafka still is running his auto repair business. Mr. Kalfa stated he was told he does not need a CUP for his business, but he was not told that by S. Schwab. At this time we have not been successful in getting him to attend a meeting or collecting the CUP application fee.

Jim Albrecht was called V. Zimmerman regarding getting a variance for a building he plans to construct in spring. Board of Adjustment approval will be needed.

Many calls have been received regarding land being sold by Wisconsin Rapids Water Works and Lighting Commission located on Quarry Road between 80th and 90th Streets. It totals 265 acres. Some portions have been sold.

TOWN BOARD REPORT

The Rosenthal (Vision Pro) CUP passed without objection and has been signed.

S. Schwab is seeking individuals to serve as reviewers for the 2020 Census Local Update of Census Addresses (LUCA). During this activity, maps are reviewed to verify that all addresses are places that people live. It is proprietary information with access to Title 13, U.S.C. Materials. Forms were circulated for volunteers to sign up.

S. Schwab received a packet of information regarding broadband access received from Nathan Sandwick of UW-Extension. It included an evaluation of our town. She is requesting T. Reitter and N. Wolosek to complete an application with a provider. There has been no response from the Town of Plover regarding partnering on a grant application. The packet was given to T. Reitter. AT&T may be the best option as a provider. They own the line down the road with no current coverage. The due date for the grant application is 01-25-2018. T. Reitter will make some phone calls to providers. N. Wolosek will continue to reach out to the Town of Plover.

It was questioned by M. Rutz if the IOH map needs to be reviewed? He said there is one road that should be considered for removal. It is possible the deadline is past for making changes this year. If not, the item will be added to the 01-03-2018 agenda.

FUTURE AGENDA ITEMS

- IOH map if the deadline is not past (limit to ½ hour)
- Develop plan to monitor previously approved CUPs (limit to ½ hour)
- Zoning Ordinance revision

The meeting was adjourned at 9:44 pm.

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved 01-03-2018