

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
February 21, 2018

**PRESENT:** Jim Wendels (Chairperson) Sharon Schwab, Ron Becker, (Committee Members),  
Kathleen Lee (Secretary),

**GUEST:** Kristen Johnson

**EXCUSED:** Tom Reitter, Nathan Wolosek, Marty Rutz

**CITIZENS:** None present

**CALL TO ORDER**

The meeting was called to order at 6:33 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 Jim Wendels and seconded by Sharon Schwab to approve the February 7, 2018 minutes. The motion passed with unanimous ayes.

**COMPREHENSIVE PLAN**

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

- Section 5 - The Up River Gun Club parcel was discussed. It is currently listed as undeveloped, but that does not accurately describe its current use. The map has some land designated as natural areas (DNR and Dane County Conservation League parcels), but natural area does not describe the gun club use. R Becker suggested adding a new category of Recreational. It was noted if we had a section called Parks and Recreation, we could include land intended for parks in subdivisions under that designation. Parcel #018220705-16 will be changed from undeveloped to recreational. Text for Chapter 8 will be developed to describe "Recreational."
- Section 8 – Parcel # 018220708-07.04 will be changed to agriculture. Horses are pastured in a marsh hay field in that parcel.
- Section 17 - The undeveloped triangle on the 018220717-02 will be changed to agriculture to be consistent with other field corners. There is a pivot on the parcel.
- Section 20 –Parcel #0187437 will be changed from single family to undeveloped. It is land dedicated to the public for a park in the Leisure Living Estates subdivision. On parcel #018220720-06.03, the land surrounding the home will be changed from undeveloped to agriculture. Parcel #018220720-13.01 and portions of parcel #018220720-14 (Lloyds of Wisconsin, Inc/Tree Farm) will be changed from undeveloped to agriculture. The Tate tree farm is correctly labeled as undeveloped because it is not actively farmed. Questions regarding parcel #0186806 arose. John Siewert is shown as the owner. Because of the unusual parcel number, it was questioned if it should be public land for park use in a subdivision (Amber Acres Subdivision). K. Johnson will attempt to find the answer. The

parcel will be labeled as undeveloped. Parcel 018220720-11.03 will be changed from commercial to single family.

- Section 29 – Parcel #018220729-07.09 and a portion of parcel #018220729-07.13 will be changed from commercial to single family. The portion of 018220729-07.13 that is part of the Wild Horse Saloon commercial property will remain commercial. The northern half of parcels # 018220729-13 and -14-02 will be changed from undeveloped to agriculture. This includes land used for a tree farm and a fenced area for animals.
- Section 32 – No changes will be made.

Review of 8.1 Map continued. Discussion resumed with the southern half of the Town

- Section 5 - No changes will be made.
- Section 8 - No changes will be made.
- Section 17 - Parcels #018210717-07.04 and -07.03 will be changed from undeveloped to agriculture.
- Section 20 – No changes will be made.
- Section 29 – Review began, but it was not completed. We will resume at this point at the next meeting.

### **CITIZEN INPUT**

Concerns were expressed regarding what is occurring at 7831 100<sup>th</sup> Street (owned by the Bruce and Sandra Gordon Family Trust.) There is heavy equipment going in and out frequently. It is unclear if a building exists on the property. Flat beds unloading equipment of all types have been observed. Recently a semi-truck blocked 100<sup>th</sup> Street. R. Becker stated that M. Rutz previously reported on the activity at the property. He suggested looking for a name on the side of the trucks and whether all trucks have the same name.

### **ZONING ADMINISTRATOR REPORT**

Printed copies of the Building Permits Report and hours worked in January were distributed at the February 7, 2018 meeting. There was one building permit issued for an accessory building for \$30.

Via email, M Rutz reported that last week the parcel on Juniper Lane and CR-U was sold. The new owners plan to build a house.

### **TOWN BOARD REPORT**

S. Schwab received a response to her inquiry about the status of our Farmland Preservation Overlay District in our Zoning Ordinance. The Portage County Plan is still certified. Our zoning ordinance is not affected by County's choice not to recertify its ordinance. Also regarding Farmland Preservation, no rezones have taken place in 2017. We therefore do not need to file a report.

The Town Board will meet on February 27<sup>th</sup> at 6:00 to discuss roads. They will focus on 2018 road projects.

At the Board Meeting, M Rutz pointed out there were two outstanding driveway ordinances that are DNR. An invoice needs to be sent to them as they cannot send a check without one. The Clerk has been requested to send the invoice. The DNR expressed concern regarding driveways that have been closed off. They would like to be notified if road work is planned so they can flag the driveways.

### **ZONING ORDINANCE**

Discussion of the Zoning Administrator was tabled. S Schwab suggested that when discussion continues on the topic we consider adding something about monitoring changes in properties that are visible from aerial photos. Her comment was prompted by discovering the presence of ponds along the path of Bloody Run Creek. This discovery was made earlier in tonight's meeting as Map 8.1 was being revised with the use of the Portage County ArcGIS map. Much discussion took place. S. Schwab will check with other municipalities regarding how they monitor changes in properties that have not gone through the permit process.

### **ADJOURNMENT**

The meeting was adjourned at 9:02 pm.

Respectfully submitted,

*Kathleen D. Lee*

Plan Commission Secretary

Approved 3/21/2018