

PLAN COMMISSION
MEETING MINUTES AND NOTES
TOWN OF GRANT
December 18, 2019

PRESENT: Thomas Reitter (Interim Chairperson), Charles Gussel, Nathan Wolosek, Ron Patterson (Members), Marty Rutz (Zoning Administrator), Kathleen Lee (Secretary)

CITIZENS: None present

CALL TO ORDER

The meeting was called to order at 6:35 pm by Nathan Wolosek.

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 C. Gussel and seconded by R. Patterson to approve the October 16, 2019 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

A review of the Portage County Drainage District Meeting was provided. The meeting was attended by N. Wolosek and C. Gussel. The assessment will remain the same as in 2019. The cost of some of the 2019 ditch cleaning is being reimbursed from a storm damage fund. The appeal of the Isherwood case was denied. The Drainage District members will need to decide if they wish to pursue it further. The case would set a precedence if Mr. Isherwood is allowed to make changes to a drainage ditch. The District will continue general maintenance, but no large dredging project were announced. They continue to study what can be done at 130th and Buena Vista Creek. A silt dam exists just past the end of the drainage district ditch. They are looking at ways the silt can be removed from the natural stream.

An email was received from S. Schwab. She recommends not removing any of the roads from the current IOH map. She further recommends not removing the Farmland Preservation District from the Zoning Ordinance. K. Lee did contact Katy Smith from DATCP and Ms. Smith's email was distributed with this evening's materials. Further discussion of Farmland Preservation will be delayed until later in this meeting or a future meeting. At this time the County has a Farmland Preservation (FP) Plan, but a County FP zoning district was not established because the Towns in the County would not agree to the land identified in the Plan.

In a separate email, S. Schwab advised the group that a Portage County Groundwater Citizens Advisory Committee is scheduled for 12-19-2019 at 7:00 pm in Conference Room 5 of the Portage County Annex Building. A presentation will be made by Dr. George Kraft.

There is currently \$698.69 remaining in the Plan Commission's budget for 2019 with \$3301.31 being spent. Of that amount, \$235.50 was for 25 bound copies of the Comprehensive Plan. As discussed last month, the Plan Commission would like access to the Wisconsin Towns

Association website. While there is money remaining in the budget, we did not include this as an agenda item and will not make a decision on the topic this month.

ZONING ORDINANCE

T. Reitter resumed chairing the meeting and provided an overview of our most recent work. He explained because of concerns regarding Act 67 and our current conditional uses, we are currently examining the conditional uses.

Act 67 requires a town to grant a conditional use permit if an applicant meets, or agrees to meet, all of the requirements and conditions specified in the relevant ordinance imposed by the relevant zoning board. Any such conditions must be related to the purpose of the ordinance and based on substantial evidence. The requirements and conditions must be reasonable, practicable, and measurable.

Previously we had used the phrase “Other similar and compatible uses, which are determined by the Planning and Zoning Commission to be in accord with the purpose of this district” to allow conditional uses not found on the list. This was done in the recent CUP request for an un-attached rental residence in a commercial district.

In order to develop a more complete list, the Commission members used a process designed by T. Reitter to examine the list of current conditional uses plus uses from adjacent districts to determine if they are appropriate for inclusion. A quick yes-no vote was taken. If there was any disagreement, discussion took place.

The process began with examining R-2 High Density Residential District. No changes were deemed necessary to the permitted uses.

In review of the conditional uses in R-2, the following was determined

1. Municipal buildings – all agreed it should be included.
2. Golf course and public swimming pools – The majority stated “no” as worded, but would reconsider if divided.
 - a. A full size golf course is not appropriate
 - b. All agreed a mini golf course could be conditional use
 - c. All agreed to a public swimming pool
 - d. The items will be listed on separate lines.
3. Plant nurseries – there was some initial disagreement, but following discussion all agreed it should be included. The Picket Fence is an example of how it can work in a residential area.
4. Bed and breakfast – all agreed it should be included as a conditional use
5. Utilities, substations, communication towers, wind generators, and related structures - The number and variety of items makes this conditional use confusing. Discussion started, but no decisions were made. T. Reitter suggested discussing each item separately at the next meeting.

It was agreed that the review process working. N. Wolosek is concerned that we may be missing items that should be allowed as a conditional use.

ZONING ADMINISTRATOR REPORT

There were no permits issued in November.

N. Wolosek questioned if permits were requested/needed for the fiber optic lines currently being placed. M. Rutz thought the lines were only on County roads, therefore a permit from the Town is not required. N. Wolosek said work is being done on Prairie Drive. M. Rutz will follow up.

NEXT MEETINGS DATES

- January 15, 2020 – Agenda will include WTA Affiliate Membership.
- February 19, 2020
- March 4, 2020

ADJOURNMENT

Meeting adjourned at 8:58 pm

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary

Approved 1-15-2020