

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
November 13, 2018

PRESENT: Jim Wendels (chair) Tom Reitter, Sharon Schwab, Nathan Wolosek, Ron Becker (Committee Members), Mary Rutz, Kathleen Lee (Secretary)

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 Ron Becker to approve the September 25, 2018 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

Gene Rokus and Amy Elmhorst had concerns regarding Chapter 5 of the revised Comprehensive Plan. They were concerned that on the new page 64, the sentence about cooperation between local and State authorities was removed. They believe a problem has been identified (flooding) without including a path for resolving the problem (governmental authority cooperation). Much discussion took place. Amy Elmhorst noted she has reached out to property owners regarding cleaning up the creek, but has received no response.

ACTION: The Plan Commission recommends the following changes to Chapter 5, Section 5.5, C. paragraph 2:

1. Reinsert the removed word “serious” and add “during heavy rain events” after the word problems in the first sentence.
2. Add as the third sentence – “Cooperation with landowners, local, State and Federal governmental authorities may be necessary to resolve the problem. (This is a slight revision to a sentence that had been removed.)

ACTION: The Plan Commission Recommends the following changes to Chapter 5, Section 5.7 on page 82:

1. Add #2 goal “Seek solutions to reduce flooding and preserve property values in low lying areas along various problematic streams.”
2. Add #4 objective “Encourage landowners to work together to reduce or minimize flooding issues.”

Chris Cook has expressed concern regarding residential areas within the Town of Grant that are accumulating a considerable amount of dilapidated vehicles and general refuse. He is specifically concerned about his neighbor’s property (8141 Lake Road). He would like the Town to create an ordinance to address these issues within our community. Mr. Cook was unable to attend the meeting, but submitted an email outlining his concerns. The Plan Commission will consider writing this type of ordinance after the Zoning Ordinance is completed. Tentatively the

ordinance would apply to areas zoned residential and would address items beyond vehicles. We would review other ordinances as we write one for the Town. The property in question is in shoreland zoning, therefore M. Rutz spoke with Tracy Pelky, Portage County Zoning Coordinator. The County allows one inoperable vehicle in their ordinance and has additional ordinances limiting “junk” to 200 sq. feet. Supervisor Dale Winkler was in attendance and is in support of an ordinance for high and low density residential areas that addresses more than visible vehicles.

ACTION: Jim Wendels will send Chris Cook a note including M. Rutz’s contact information and the desire to access his property for the purpose of taking pictures. M. Rutz will take pictures of the property and forward them to Mr. Pelky prior to the County sending the property owner a letter. The Plan Commission will explore writing an ordinance in the future.

DEEDING PARCEL #018-22-0731-09.09

Attorney Ken Hill appeared on behalf of Lois Rogne regarding deeding parcel #018-22-0731-08.09 to Town of Grant. The 1.73 acre parcel in question is the right-of-way along 80th Street South and Deer Road. When the Timm Family sold the property, the right-of-way was missed by surveys. Additional background information was provided. Attorney Hill plans to talk with Nathan Check (Highway Commissioner) regarding 80th Street as this is a county road.

MOTION: N. Wolosek motioned that the Town accept the land from Lois Rogne and family at no consideration. R. Becker seconded the motion. The motion passed with unanimous ayes. This recommendation for acceptance of the parcel will be forwarded to the Town Board.

IMPLEMENTS OF HUSBANDRY (IOH) OPTION D ORDINANCE AND MAP

The current IOH Ordinance and Map was discussed. Strong arguments were made for providing the growers and canners with as many options as possible and to not remove any of the current routes. N. Wolosek would like to see all gravel roads as IOH routes. That way when one road is impassable, another route is available. Grant Street is a model road and other roads should be patterned after it. Roads need a suitable road base and need to be wide enough for large vehicles to pass. The shortest, most direct route is preferred. Roads in the agricultural area should be available to the growers as they are farm roads.

Strong arguments were made for removing 130th Street South, a sand road, between Kellner Road and County Road W. It was argued that more effort could be put into maintaining the other IOH routes if fewer roads are designated for the heavy weights. The IOH roads will be better if fewer need to be maintained. Rather than driving parallel to County F, trucks could access County F and have a better surface on which to travel. Growers and canners could ingress and egress off of County F. There is not enough money to maintain roads where no residents live.

Growers would likely vary on the roads they want improved. N. Wolosek suggested Birch, Buena Vista, and Lake Roads. If the roads connecting to County F are kept in good condition, growers will use those roads.

It was also recommended to remove the 770 linear feet on Elm Street, west of 100th Street. Okray reportedly stated they do not require that access and there are plans to pave Elm in the future. There was no objection to removing the portion of Elm Street if it was okay with Okray.

J. Wendels questioned the practice of reviewing and changing IOH routes each year. He stated the farmers need more consistency/predictability.

ACTIONS: The Plan Commission Recommended:

1. On page 3, North/South Roads, #7 – change wording to “CTH W– Birch Street”. Only one designation is needed under #7 and CTH WW does not need to be mentioned.
2. A sign should be placed on 110th Street to indicate the weight limit for the culvert mentioned on the North/South Roads #5. The bridge report needs to be checked for the weight limit.
3. Any reference to Prairie Street should be changed to Prairie Road. (North/South Roads #6 and East/West Roads #16).
4. No changes will be made to the routes for 2019.

CERTIFIED SURVEY MAP REVIEW POLICY

The Certified Survey Map Review Policy was distributed and discussed. Concerns regarding lot splits not requiring approval at the County level were discussed. A CSM is not required if the resulting parcels are 15 acres or larger. There is a potential of a non-conforming setback. M. Rutz sees anything that requires a CSM. If there is no CSM, there will be nothing to check setbacks. When a surveyor is not involved, the change goes straight to the register of deeds. The Zoning Administrator will not receive notification from that office.

ACTIONS:

1. Change the title to: Land Splits/Combinations and Certified Survey Map Review Policy. The change also needs to be made in the sentence discussing when the policy takes effect.
2. Recommend the Town approve the amended document.
3. Send the policy to all surveyors with a letter requesting the Town be notified of all splits and combinations.

ZONING ADMINISTRATOR REPORT

In October there were five permits issued for a total of \$185. This included two accessory building and three UAPs.

A call was received from Rick Bella (8630 Lake Road). He would like to erect a 40x48 foot pole barn in the back of his property (southwest corner). Trees would obstruct the view from the neighboring property. Sixteen foot walls with a 20 foot peak are planned. He would take down the current shed resulting in only one accessory building. He would like to store a semi in the building. The property is high density residential. The Plan Commission is willing to consider a CUP application. M. Rutz will inform Mr. Bella that his application can be placed on the December meeting agenda.

The Gordon property (7831 100th Street S) was discussed. A pond was added to the property without a permit. M. Rutz has contacted the Army Corp of Engineers because wetlands are involved. The pond permit is on hold until the Army Corp of Engineers reviews the property. The owners of the property are Bruce and Sandy Gordon. They were not aware of the pond being added. Their son, Larry Jokkpi, and grandson are living in a trailer on the property. Mr., Gordon spoke with Tracy Pelky and outlined the following: 1) Mr. Gordon would need approval from the Town of Grant Zoning that he could have a 37 foot travel trailer brought in from Greenway with all systems inspected and functioning prior to delivery to the property 2) If the trailer is approved a licensed plumber needs to setup the reconnect permit for the sanitary. A CUP application has been filled out, but Mr. Jokkpi had a heart attack and could not make

tonight's meeting. Mr. Gordon would like Mr. Jokkpi present when the CUP is discussed. The goal of Mr. Jokkpi is to live in the trailer while a home is built. There had been a home on the property previously, so a well and septic is likely present. It is not clear what type of business is taking place on the property. Hopefully both men will be available for the December meeting for the CUP application.

UPCOMING MEETING DATES

December 19, 2018

January 16, 2019

TOWN BOARD REPORT

Information was shared regarding the Focus on Energy refrigerator/freezer recycling program. The information will be placed on the website.

On the Jokkpi property, there was an issue with dogs running loose. They have killed animals in the area including several ducks. The dogs have been surrendered.

All of the members of the Board of Adjustments attended a recent workshop. They found it to be a good workshop. In the future, citizens should be referred to Dave Luecht prior to paying the fee for a Board of Adjustments review.

S. Schwab attended the Wisconsin Towns Association Annual Convention. A brief report was provided regarding a session on local livestock standards adopted in ordinances. This is something to consider as we update our ordinance. A copy was distributed to Commission members.

This evening, S. Schwab attended the Portage County Drainage District meeting. The levy will remain the same. A list of expenses was distributed.

The Public Hearing regarding the Comprehensive Plan is scheduled for November 27. Map 3.2 was not updated when we worked on chapter 3. M. Rutz reviewed the map and identified needed changes. The recommended updates will be shared at the public hearing.

ADJOURNMENT

The meeting was adjourned at 9:32 pm.

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved 12-19-2018