

**PLAN COMMISSION
TOWN OF GRANT
JULY 27, 2011**

Present: Julie Kramer, Lori Ruess, Ron Becker, Darcy Held, Marty Rutz, Jim Wendels and Sharon Schwab.

Citizens present: Carl Novack, Jim Mortenson, Mike Galles and guest.

Meeting called to order at 7:00.

June minutes reviewed. Motion made by Darcy, seconded by Lori to approve pending typo corrections.

ENTERTAIN PLACING IRRIGATION LINE UNDER LAKE ROAD

Jim Mortenson represented Carl Novack requesting permission to place a 6"-8" PVC irrigation line under Lake Road.

- All specs will meet requirements of DNR, NRCS, County, Shoreland Zoning.
- Directional boring under road.
- The Town will send Carl Novack the requirements to meet directional boring to 3010 100th Street.
- PVC pipe needs tracer line.
- The installation would be this fall or after spring thaw.
- Lines are cleared/blown out for winter.
- Any fees required/occured will be covered by MB Farms

Jim Mortenson

MB Farms Inc.

Plainfield, WI

Farm: 715-335-4912

Cell: 715-572-7775

- Do we need a certificate of liability?

- **UAP: 3.2 Depth of Bury**

The depth of bury for underground facilities within the R/W shall be a minimum of 24 inches as measured from the finished ground surface to the top of the facility at the time of installation.

The depth of bury for underground facilities crossing the road shall be a minimum of 30 inches as measured from a straight line connecting the lowest points of the finished ground or pavement surface on each side of the R/W to the top of the facility at the time of installation.

Where minimum bury is not feasible, the facility shall be rerouted or protected with a casing, concrete slab, or other suitable measures. In solid rock, the depth of bury may be reduced if adequate protection is provided. A utility shall obtain prior approval from the Town before burying any facility less than the minimum depth required.

- **UAP:4.6 Untrenched Construction**

Use untrenched construction for all underground utility crossings of all roadways that have a paved surface and are open to traffic unless specifically authorized.

Special restoration methods are required if open cutting of pavement is allowed.

See 5.2.

Accomplish untrenched installation of utility facilities by tunneling, driving, coring, directional boring and/or dry boring (augering). Water boring under a highway is prohibited unless specifically authorized.

Boring shall result in a close fit to the facility being installed. As a minimum, extend untrenched construction beneath the entire roadway prism (from toe of inslope to toe of inslope or from back of curb to back of curb). Locate ground openings or pits for such work outside the clear zone and do not interfere with roadway drainage.

When specifically authorized, the extent of the untrenched crossing may be reduced or eliminated where such construction methods are impractical or physically restricted by the terrain.

- Utility permits come from the Board.

CUP MIKE GALLES

Mike is requesting a CUP to put up a storage building in excess of 2000 square feet in high density residential.

- 80'x130'x15' pole building will be used for personal storage and boat storage through Galles Marine. (10,400 square feet) Example for comparison. Wildhorse Banquet Hall: 60'x100'x15'.
- Mike presented signatures from neighbors in approval of building.
- Doors would be east and west sides.
- Mike would maintain as much vegetation as possible.
- 16' sidewalls, 26' peak, metal roof
- 35' setback from S and E sides, 15' setback from N. (driveway)
- Future plans for electricity and concrete flooring.
- Ron feels that the size of the building in hi-density is too large.
- The Commission went on a site tour to get a better visual of proposed building and area.
- Negatives: tree cover, commercial building and application, size.
- Largest storage building in the neighborhood is Krings West of Galles. Approximate size with overhang, 40'x90'.
- After the site review the commission proposed 4000' square feet maximum with appropriate screening and planting of spruce trees to provide greenery and coverage.
- The Plan Commission made a motion that unanimously rejected the CUP as written. Motion made by Darcy, seconded by Ron.
- Conditions to entertain: footage not to exceed 4000' sq, setbacks, spruce screening, color scheme to match house, oak clearing to be done between Oct. 15-April 15 to prevent oak wilt, include business use of the building in the CUP, post water discharge not to exceed pre-construction discharge. (From DNR website: Oak trees are most susceptible to overland spread in the springtime, from bud swelling until 2 to 3 weeks past full leaf development. The Wisconsin Department of Natural Resources advises to avoid pruning, cutting, or wounding oak **April through July (April, May, June, and July)** in the urban setting. Observations and unpublished research have shown that overland infection can occur after July, yet these mid-summer through early fall infections are not common. To take a very cautious approach, do not prune or otherwise wound oaks from April to October.)
- Jim will call Mike and explain above bullet point with the option to,
 - a) Work with recommendations.
 - b) Go forward as is.
 - c) Drop completely.

CITIZEN INPUT

Sharon got a call from Charlie Rickman about inspection of running power to a new construction building. Dale Bates does not need to inspect.

ZONING UPDATE

- Marty reported permits totally \$475.
- Amy Timm, cul-de-sac on 94th Street off of Lake Rd is selling eggs. Marty talked to Kevin (boyfriend) and he shared that they about 70 chickens and spent about \$150 in feed every few weeks. The kids are active in 4-H. To continue housing chickens they must go to the Board of Adjustments.
- Gordon Zager on Lake Road is selling bait. Marty has sent a letter to Gordon. It's been confirmed that he is running a business that sells bait along with additional items. There is a question if he is selling minnows that a DNR permit is required for that.

TOWN BOARD REPORT

- Fauth/Foreclosure on Griffith and F.
- Rekoske: County is making progress. Vehicles have been moved off site.
- County P&Z would like us to look at our Comprehensive Plan.
- OWB passed May 11th 2011.
- CtyU/Hwy54: Counties and Biron have moved forward without informing townships. Lori will share MOU.
- Resolution for Lot Averaging has passed. Jim's phone number will be shared with residents with any questions.
- Sharon is reviewing/committee for WR Area Water Quality Management Plan.

UAP

Julie will send UAP to Sharon to forward to Brian Formella. Because this isn't a permit but a policy what are the repercussions if a utility doesn't comply?

LOOKING AHEAD

Nuisance/Junk Ordinance, Driveway Ordinance

Meeting adjourned at 10:15. Motion made by Sharon, seconded by Darcy.

Next meeting Wednesday, August 24, 7:00.

Julie Kramer

Plan Commission Secretary

ACTION ITEMS

Check into creating a logo for the Town of Grant.

Jim will forward Town of Hull Nuisance Ordinance to Plan Commission members.

Jim will send DOT UAP graphics to Julie in word format.

Jim will contact Steve Bradley about pulling land out of exclusive ag.

Sharon will get a sample resolution on Lot Averaging for Raaschs.

Julie will send Sharon UAP to send to Brian Formella

Lori will share MOU

