

March 6, 2018 5:30 PM

Call to Order: The Plan Commission Meeting was called to order by Chairman William Devine at 5:30 PM.

Roll Call: Chairman William Devine, Joe Duesler, Rich Jacobson, Carl Johnson, Lois Rethard and LeAnna Rittmann were present. George Beasley was on a planned absence.

Others Present: Town Attorney John Miller, Town Engineer Robert Roth, Clerk Marlo Gustafson, Supervisor Craig Cawley, Otto Geike, Heide Geike, Hal Campbell and Jim Grothman were also present.

Approval of Agenda: Motion by Jacobson/Rittmann to approve the agenda as posted. All in favor by call of roll.

Approval of Prior Meeting Minutes: Motion by Rethard/Johnson to approve the minutes of February 6, 2018 as presented. All in favor by call of roll.

Geike Proposal for Lot Creation: Jim Grothman of Grothman & Associates explained that the purpose of the proposed survey is to create three lots from what is now Lots 4 and 11 of Geike Estates. These lots will be one acre minimum. Proposed Lot 1 is currently zoned R-2 and will remain R-2. Proposed Lot 2 is currently zoned R-2 and will be rezoned to R-1. Proposed Lot 3 is currently zoned R-2 and will be rezoned to R-1. In addition, he is proposing to create Lot 4 which will contain two plus acres that would be situated south of and adjacent to proposed Lots 1, 2, and 3 with access provided by an easement over Outlot 1 of Geike Estates. Proposed Lot 4 is currently zoned A-1 and will require a rezone to R-1. The remaining 33 acres south of the proposed lot will stay with A-1 zoning and an A-4 overlay will be added. The town will also place an additional overlay on the remaining 33 acres to ensure that no future building activity would be permitted. Chairman Devine stated that site drainage would be reviewed closely as well as access.

Baillies/Campbell Proposal for Lot Line Adjustment: Daniel Baillies of W7755 Patchin Road put up a shed and added pavement and a retaining wall over the lot line onto his neighbor's property, Hal Campbell of W7751 Patchin Road. Jim Grothman presented a preliminary Certified Survey Map adjusting the lot lines to swap land equally between the two neighbors. There was a question on whether this would leave the necessary lot frontage for each lot. Jim Grothman stated that he would re-adjust the line to give both lots the required frontage. Chairman Devine questioned whether a building permit was applied for when the shed was put up. Engineer Roth would do the necessary research and report back.

Donlin Estate Proposal for Parcel 851 and 988: These parcels are outlots. One outlot (Outlot 1) is in Highland Meadows subdivision and the other is in Lake George Estates subdivision (also Outlot 1). Both outlots front on Hwy P. Both outlots are zoned as single family residential. Grothman & Associates was retained by the Donlin estate to determine whether the lots were buildable and if they could be sold as viable house lots. Grothman is working towards approvals from the Dept. of Administration, Columbia County Planning & Zoning and Columbia County Highway and is getting ready to market the lots. There were questions on drainage from existing homes in the subdivision and questions regarding the surrounding wetlands. It was stated that the passage of drainage needs to be maintained from existing residences to Outlot 1 in Lake George Estates with covenants and a note on the CSM.

Summary Report by Town Engineer: Engineer Roth provided a report of updates on various projects that he is monitoring.

Update on As-Built Mapping Provided by Alliant: No action is necessary.

Review Ordinance Chapter 392. Article III. Speed Limits: This ordinance was adopted on January 13, 2009 by Ordinance No. 2009-1. The speed limit was set at 25 mph on the streets listed in the ordinance and posted as such.

Comprehensive Planning Review/Update: This will be on next month's agenda for discussion.

Building Inspection Report: Reviewed.

Other Reports: Engineer Roth reported that Columbia Generating Station representatives would like to meet with town representatives to review Murray Road and discuss its long-term status regarding improvements.

Correspondence: None.

Next Meeting Date: The next meeting is scheduled for Wednesday, April 4, 2018 at 5:30 p.m. due to the Spring Election being held on the normal meeting date.

Adjourn: Motion by Duesler/Jacobson to adjourn at 7:02 p.m. All in favor by call of roll.

Marlo Gustafson
Recording Secretary