



Meeting: **Plan Commission**
Place: **106 S. Main St.**
Date: **June 21, 2016 @ 6:00 P.M.**
Webpage: **www.poynette-wi.gov**

MINUTES

1. Call to Order
Chair Kaschinske called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance
All recited the Pledge of Allegiance.
3. Roll Call
Members Present: Ritzke, Kaschinske, Ammerman, and Hanson
Members Absent: Hitz (gave prior notice), Boor, and Sampson
Staff Present: Administrator Wilson
4. Approval of Agenda
Motion by Ritzke, second by Hanson to approve the June 21st, 2016 Agenda as presented. Motion carried, 4-0.
5. Approval of Minutes from May 3, 2016
Motion by Hanson, second by Ritzke to approve the May 3rd meeting minutes. Motion carried, 4-0.
6. Staff Reports
 - a. Administrator's Report – Upcoming Items and Meeting Updates
Administrator Wilson outlined the information in the memo. Chair Kaschinske questioned if we had a date set for the workshop. Administrator Wilson stated that staff provided some dates, but has not received a response from Mr. Gay.
7. Public Hearing
 - a. Public Hearing and Discussion/Recommendation on Resolution No. 2016-973: A Resolution Approving an application from James Grothman, Grothman and Associates, on behalf of Susan Ziegler for land in the Village's Extraterritorial Plat Approval Jurisdiction for a Preliminary Plat of Loveland Estates located generally in part of the NW ¼ of the NW ¼, the NE ¼ of the NW ¼, the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼, Section 2 T10N, R9E, Town of Arlington, Columbia County.

Chair Kaschinske opened the public hearing at 6:04 p.m. Chair Kaschinske announced the item three times. Jim Grothman, 625 E Slifer Street, Portage, WI was present to discuss the item. Mr. Grothman stated that the property would be zoned for RR1, which allows for larger accessory buildings than principal structures. Mr. Grothman stated that Outlot 1 will have an Agricultural designation and an A-4 Overlay. Mr. Grothman stated that the overlay places a restriction on the construction of a single family residence on this outlot. Mr. Grothman stated that on-site disposal due to the soils will be provided as well as individual wells. Mr. Grothman stated that Outlot 1 is meant to be a recreational lot only, but could be sold to a third party if need be. Commissioner Ritzke questioned if the outlot is the only "unbuildable" lot. Mr. Grothman stated yes. Commissioner Hanson questioned if the area is currently in farmland preservation. Mr. Grothman stated no. Commission Hanson questioned if livestock would be permitted. Mr. Grothman stated that the developer has agreed to no livestock. Chair Kaschinske closed the public hearing at 6:12 p.m.

Commissioner Hanson questioned the two Loveland Rd designations. Mr. Grothman stated that he questioned that as well but both "legs" are Loveland Rd. Ms. Ziegler, 742 Sky Ridge Dr, Madison, WI stated that a portion used to be the old 51 and when that was rerouted, the Loveland Rd designation was placed. Commission Hanson questioned the drainage patterns through Outlot 1. Mr. Grothman stated that

the drainage will be maintained in the Outlot “as is”. Mr. Grothman stated that no drainage ponds were planned and erosion control would be utilized during construction. Commission Hanson questioned the remark on the plat regarding the Village being an objecting authority. Administrator Wilson confirmed that we are an approving authority. Mr. Grothman stated that Administrator Wilson and he spoke on that item and agreed.

Motion by Ritzke, second by Hanson to recommend approval of Resolution No. 973 as presented. Motion carried, 4-0.

8. New Business

- a. Discussion/Action on a Request from TJ and Becky Struck for Site Plan Approval to construct a detached accessory structure located on property at 569 McMillan Road.

Motion by Ritzke, second by Ammerman to approve the site plan . TJ Struck, 569 McMillan Rd, stated that the plan was to remove the old barn structure that is currently on the property and replace that structure with a barn-style pole structure. Mr. Struck stated that they would like to place vehicles, campers, recreational vehicles, etc. in the building. Mr. Struck stated that it would be his workshop. Commission Hanson noted that no business operations could be conducted within the building. Mr. Struck stated that he understood. Motion amended by Hanson, second by Ritzke to approve the site plan subject to the staff conditions noted on page 4 of the memo, which include:

- A grading and erosion control plan must be submitted to the Building Inspector when applying for a building permit to ensure that the requirements of the Village’s Erosion Control Ordinance are being met.
- The applicant shall construct the structure in accordance with the plans reviewed and approved by the Plan Commission, subject to any conditions for changes/modifications, provided with the staff memo dated 6/21/2016 or by the Plan Commission members as part of the review process.
- The site plan approval is contingent upon the approval of any variances requested, which will be reviewed by the Board of Appeals on June 28th. Should the Board of Appeals deny the variance request, the site plan approval is null and void.

Motion carried, 4-0.

- b. Request from Scott Adams to review a Conceptual Idea for a Self-Storage Facility to be located on Parcel No. 542.01 within the northeast quadrant of the intersection of Lighthouse Way and Pauquette Pines Lane.

Scott Adams, N3063 Stebbins Rd, Poynette, WI and David Branish, 125 N Main St, Poynette, WI presented the proposed idea for the property. Chair Kaschinske requested some background information on the property. Administrator Wilson presented the land use designation and zoning for the parcel. Administrator Wilson outlined the process to proceed with the proposed use. Administrator Wilson noted that a similar request was brought forth in 2012 and did not receive a favorable from the Plan Commission for reasons noted in the May 15th, 2012 Plan Commission Minutes. Discussion and arguments focused on the zoning, property assessment, recorded agreements or lack thereof, development ability within this area, and the public improvements. Administrator Wilson stated that staff has reviewed with the Village Attorney all of the development proposals and recorded documents over time for this area; and indicated that the existing CSM is our base point. Administrator Wilson stated that moving forward, any new development or proposal would need to meet ordinance requirements. Commissioner Hanson outlined where we stood at the end of the conversation and outlined the process. Administrator Wilson concurred. Administrator Wilson stated that she would send over the necessary paperwork that would need to be filed by Mr. Adams and/or the property owner.

9. Old Business

- a. Discuss/Review Plan Update to the Village of Poynette Comprehensive Plan
Plan Commission members ranked each of the items in terms of their importance. Sheets were provided to Administrator Wilson to give to the planning consultant drafting the plan.

Commission members recapped the discussion that was held earlier with Mr. Adams. Mr. Hanson explained some history for the area.

10. Adjournment

Chair Kaschinske adjourned the meeting at 8:17 p.m.

Approved 8/16/16