



Meeting: **Plan Commission**
Place: **106 S. Main St.**
Date: **August 16, 2016 @ 6:00 P.M.**
Webpage: **www.poynette-wi.gov**

5.a.

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: Hitz, Boor, Ritzke, Kaschinske, Ammerman, and Hanson
Member Arriving late: (gave prior notice) Sampson
Staff Present: Administrator Wilson, Village Attorney Hughes, and Deputy Clerk/ Deputy Treasurer Kilen
4. Approval of Agenda
Motion by Ritzke, second by Hanson to approve the August 16, 2016 Agenda, as presented. Motion carried, 6-0.
5. Approval of Minutes from June 21, 2016.
Motion by Boor, second by Hitz to approve the June 21, 2016 minutes, as presented. Motion carried, 6-0.
6. Staff Reports
 - a. Administrator's Report – Upcoming Items and Meeting Updates
Administrator Wilson outlined the information in the memo. Chair Kaschinske reiterated the Economic Development 101 Workshop to be held Monday August 22, 2016 at 5:00 p.m. Chair Kaschinske stressed the importance of all the Plan Commission members' attendance.
7. Public Hearing
 - a. Public Hearing and Discussion/Recommendation on Resolution No. 2016-979: A Resolution of the Plan Commission with Recommendation and Report Regarding Changing the Zoning Classification of Lot 1, CSM5192-36-123 from R-2 Duplex Residential to B-2 Highway Commercial District.

Chair Kaschinske read the public hearing rules before she opened the hearing.
At 6:06 p.m. Chair Kaschinske opened the public hearing.

Mike Thurston, N3217 Hooker Rd, Poynette, stated that he had a vested interest in not seeing this item pass, since he had proposed mini warehouses for this same spot approximately 5 yrs. ago and was turned down by the Village. Mr. Thurston stated that he was informed at the time that infrastructure would be required to support the use to include water, sewer, and a roadway.

Vicky Leiterman, 901 Eagle Lane, Poynette, stated she has lived in neighborhood for 6 years and lots along the proposed zoning change area are finally starting to be developed. Ms. Lieterman stated that with this new zoning will be a use with 24 hours access, trucks and everything else that comes along with storage sheds. Leiterman stated that she does not believe the use is beneficial to that area.

Jen Lindquist, 808 Links Drive, Poynette, stated she is in the process of buying an empty lot in this area and wants to keep the area residential. Ms. Lindquist questioned if the road to that business would come out to Pauquette Drive or right to Hwy 51. Ms. Lindquist stated that the proposal is still too close to residential. Ms. Lindquist sited that areas are deed restricted for a reason and that is the reason they bought

their house to begin with. Ms. Lindquist stated that when we don't follow rules, we ended up with bad things like the golf course and restaurant being separated off.

Jim Grothman, 625 E Slifer Street, Portage. Mr. Grothman stated that he is land surveyor from Portage and was asked to help Dave Branish and Scott Adams develop a plan for the commercial building they own. Mr. Grothman stated that he was involved when Scherneckner was planning a subdivision plat called Thistle Crest. Mr. Grothman stated that currently a business is being run out of the building and Mr. Adams stores materials in the building. Mr. Grothman stated that the zoning district was changed to accommodate Scherneckner's residential plan, but the plan did not work. Mr. Grothman stated that he thinks the zoning just continued without changing despite the use. Mr. Grothman explained he wants to help the folks get the building under appropriate zoning for its current use.

Dave Branish, 125 N Main St, Poynette, stated the Village records don't show the current construction of the building since it was torn down, and cleaned up, which he personally was involved in. Mr. Branish stated that a portion had to be torn down for the easement and 60 plus feet were taken down because it was caved in. Mr. Branish stated that he was given permission to tear it down and put up the commercial steal building. Mr. Branish stated that surrounding property owners do not recall getting notice from the Village to change the zoning from Commercial to R-2. Mr. Branish clarified that there is no easement to this property off of Hwy 51, as the only access is off Pauquette Drive. Mr. Branish questioned why Mr. Snyder was paying property taxes as commercial property and why it was listed as commercial on the title. Mr. Branish stated that he wants to build a tax base for this town and feels there is no need to put a road in to this property.

Tina Weishoff, 1016 Eagle lane, Poynette, built in this area 12 years ago and questioned how the request for a rezone of the property to be B-2 Hwy Commercial is possible when all the other B-2 businesses are directly on Hwy 51 and this property does not have access to Hwy 51. Ms. Weishoff submitted an email and would like her questions answered when her email is read to the commission. Ms. Weishoff stated that Lighthouse Way is currently being used to access the day care so she feels there is an easement. Mr. Branish stated the road is there for the school bus to get through and this is through private property. Mr. Branish claims the road was put in so the three people who own property which is Bredeson, Snyder and Branish could access their property.

Will Bredeson, W 8344 County Hwy B, Poynette stated that traffic access is limited and suggested restricted hours of access for a proposed storage area. Mr. Bredeson stated that he owns the 19.5 acres in that area. Mr. Bredeson stated before it was annexed it was a horse riding facility.

Scott Adams, N3063 Stebbins Rd, stated he owns rental properties in Poynette and believes he has improved all the properties. Mr. Adams stated that he plans on using the facility for storage use, seasonal rental and storage of his classic cars. Mr. Adams wants to have storage for campers and boats for the neighboring residents. Mr. Adams stated that he does all maintenance on his buildings himself and does not hire out. Mr. Adams stated that he does not expect lots of traffic to his parcel 542.01. Mr. Adams stated that the title company had the property as commercial and the village had the property as R-2.

Chair Kaschinske stated that Administrator Wilson was contacted and given three emails, which Chair Kashinske read out loud at this meeting and have been attached as part of the formal record. Email by sent by Sandra Holl, 609 Birdie Ln, Poynette was against the rezone. Email submitted by Dawn Woodard, 617 Pauquette Pines Ln., Poynette, stated that she was on the Village Board when the Comprehensive Plan was passed and the properties in question were annexed from the Town of Dekorra when the housing development was being proposed. Ms. Woodard stated they were not annexed for commercial purposes. Ms. Woodard stated that currently trailers, jet skis, and things against the building are unkept and unsightly. Ms. Woodard stated that traffic already travels in excess of speed limit. Ms. Woodard does not look forward to the boats/ campers becoming a regular part of the traffic flow. Ms. Weishoff who also spoke at the meeting submitted an email with many questions to be answered by the property owner, Scott Adams. Mr. Branish questioned why it was being referred to as commercial. Attorney Hughes responded that everyone who has come up to speak on behalf of this parcel has provided testimony that it is currently being used as commercial. Mr. Adams stated that he was not able to answer all of Ms. Weishoff's

questions; therefore Staff was directed to get the data to Weishoff at a later time. Administrator Wilson answered questions aimed at staff.

Chair Kaschinske closed the hearing at 7:02 P.M.

The meeting was turned over for the Commissioners for a Discussion/Action. Attorney Hughes expressed that at this time the Commission is making a recommendation to the Village Board for a recommendation for approval of a rezoning without restrictions, rezoning with conditions, or a denial of the rezoning. Member Hanson remembers there was quite an extensive effort to contact the property owners of areas subject to rezoning. Member Hanson remembered at one time the roof of that property was caved in and the building was vacant. Member Sampson responded that it is unusual a re-zone occurred, without property owners' knowledge. Members discussed potential grandfathering of the building's use, but with the hazardous conditions of the building at one point and it becoming vacant/ not used as commercial, this would break the grandfathering clause. Members discussed the intention of the Comprehensive Plan from 2005 as well as 2013 was to provide for residential housing with complementing small scale commercial along Hwy 51. Members agreed that if any development occurred the road needs to be improved with water/sewer and special assessments given to the property owners. Member Boor stated that he remembers the building in 2012 and it was caving; however, questioned how it was rebuilt without any record of building permits. Member Boor stated that it is disturbing.

Motion by Hanson, second by Boor to recommend approval of Resolution No. 2016-973, A Resolution of the Plan Commission with Recommendation and Report Regarding Changing the Zoning Classification of Lot 1, CSM 5192-36-123 from Duplex Residential to B-2 Highway Commercial District to deny the request. Roll Call Vote: Hanson-Y, Ammerman-Y, Sampson-N, Boor-Y, Ritzke-Y, Hitz-Y, and Kaschinske-Y. Motion carried, 6-1.

8. New Business

- a. Discussion/Action on a Request from Steve Yoder for Site Plan Approval to construct a detached accessory structure exceeding the height requirements to be located on the property at 900 McMillan Road.

Administrator Wilson presented the written report. Mrs. Yoder spoke of wishes to exceed the 15 feet height limitation to 16 feet to be consistent with the roof line of the primary residence. Mrs. Yoder agreed to follow the rules and take down the existing accessory structure to comply with the ordinance requirements. Motion by Ritzke, second by Hitz to approve the site plan as presented with the condition that the existing tool shed is removed. Motion carried, 7-0.

9. Old Business

- a. Discuss/Review Plan Update to the Village of Poynette Comprehensive Plan
Chair Kaschinske gave the commissioners homework to review this draft Comprehensive Plan to see if anything pops out. Administrator Wilson stated that updated maps are in the works and will later be included.

10. Adjournment

Chair Kaschinske adjourned the meeting at 7:57 P.M.

Approved 9/20/2016