

MINUTES
TOWN OF TROY PLAN COMMISSION
February 24, 2014
Town of Troy Hall
County Road C, Black Hawk, WI

CALL TO ORDER

Greg Sprecher, Chairman, called the meeting to order at 7:03 p.m. and certified compliance with the open meeting law.

ROLL CALL

Commission Members Present: Greg Sprecher, Jeff Lohr, Brian Hanson, Mary Hasheider. Commission Member Absent: Brad Hasheider.

Others Present: Dusty Unger, Megan Voss, Randy Brice, Gene Unger, James Grothman, Duane Sprecher.

MINUTES APPROVAL

Moved by Greg and seconded by Jeff “to approve the minutes of January 27, 2014 meeting.” Motion carried.

AGENDA APPROVAL

Moved by Jeff and seconded by Mary “to approve the agenda.” Motion carried.

CITIZEN COMMENTS: Gene Unger noted his name should have been included on agenda along with Dustin Unger. Greg apologized for the oversight.

BOARD ACTION FROM THE JANUARY COMMISSION RECOMMENDATIONS AND OTHER BOARD ACTION.

Jeff reported on action and discussion from the Town Board meeting:

- a. Approved the request by Harrisburg-Troy Historical Society to construct storage and display building-Harrisburg School, S10976 Hwy C, Spring Green, WI 53588.
- b. Tabled permission for a driveway variance-Shane Sorg, E7868 Hoppe Road, Spring Green, WI 53588. A special meeting was held later and a variance was approved providing the driveway is completed by May 15,

- 2014 or the driveway permit process would need to be started over again.
- c. Approved a \$30 per person honorarium for the 3 citizens who will serve on the mining ordinance committee.
 - d. The county approved Chapter 7 of the zoning ordinance. The Town has one year to approve it or form its own ordinance or become unzoned.
 - e. A bill may be re-introduced in the state legislature similar to SP 349. The Towns Association is against it as it takes away most local control.
 - f. The County has planned road construction projects which include Hwy 60 and Hwy PF among others in the county.

LAND SPLIT FOR HUNTING PROPERTY – Steve Mallon, E7748 Mill Road, Spring Green, WI 53588 Not Present. Greg reported that in checking with Brian Simmert at the County office, a land split which would keep 40 acres in exclusive ag and 18 acres split off for recreation only would require a re-zone to general ag if the split is not 40 acres or the land is not sold to an adjoining land owner. Town of Troy has no general ag zoning so there is no way to honor the request.

DRIVEWAY PERMIT AND NEW DWELLING – Dustin & Gene Unger, E8255 School Road, Sauk City, WI 53583 Present. The 2006 Certified Survey Map (CSM) was done before the current driveway ordinance was enacted. Action was tabled at last meeting in order to do more research about the whether the existing driveway ordinance needs to be followed. Gene Unger detailed several issues related to the request: 1) the CSM guaranteed access to Lot 1; 2) land (a hill) was taken away without restitution during School Road reconstruction; and 3) bigger culverts installed at the time of road reconstruction resulted in lost acreage because of water directed into a field. Gene questioned why Lot 1 was not buildable under new rules yet he had been paying higher taxes since the approval of the CSM in 2006. He explained that access to where a new house would go was affected by the road construction project and there was also a loss of acreage because of the road redo. Greg noted considerations related to the request so Lot 1 would become buildable was that Ungers did construct a portion of the driveway, yet the dwelling site was not chosen within the lot because the CSM did not require it. Moved by Greg and seconded by Brian “to recommend the Board allow Ungers to lengthen a future driveway beyond the current 1,000-foot limitation.” Motion approved.

APPROVAL OF CERTIFIED SURVEY MAP FOR A LOT CREATED AT HWY B & C – Wade Moseman, 6955 N. Durango Drive #1115-382, Las Vegas, NV 89149 – Representative Randy Brice and Representative Jim Grothman, Grothman & Associates S.C. Land Surveyor, P.O. Box 373, Portage, WI 53901. Total acreage on the lot to be sold includes the house lot and a deed restricted portion (no buildings) that brings the area to 40 acres. Moved by Greg and seconded by Jeff “to recommend the Board approve the lot as stated on the Map contingent on the deed restriction not requiring acreage to be farmland.” Motion approved.

APPROVAL OF CERTIFIED SURVEY MAP (CSM) – Duane Sprecher, S12139 Hwy C, Spring Green WI – Map was presented. Moved by Greg and seconded by Brian “to recommend the Board approve the CSM.” Motion approved.

MINING ORDINANCE DISCUSSION – The Board has requested the Plan Commission selection three citizen volunteers. After discussion of possible candidates, three were suggested: Matt Millen, LaNell Jaquish and ChiChi Armstrong with Brooke Milde as an alternate. Calls will be made to these individuals inviting them to serve. Commission members will research what other townships have done and what other information might be available to help streamline the process of drafting an ordinance.

CITIZEN COMMENTS – Concern was raised about the possibility of the Hausner Farms being given to a church or school that would not pay property taxes. This would have a great affect on the tax base for both the Town and County. The question was raised whether anything could be done now. The suggestion was made to consult with the Towns Association. Gavin Auctioneers called about the John Hasheider property in regard to parcels being advertised for auction. After research with the County, there were no issues that required action by the Plan Commission.

NEXT MEETING DATE – Monday, March 24, 2014 at 7 p.m.

ADJOURNMENT AT 9:15 p.m.

Moved by Brian and seconded by Jeff “to adjourn.” Motion carried.

Mary Hasheider

Plan Commission Secretary

Minutes Approved 4-28-14