

MINUTES
TOWN OF TROY PLAN COMMISSION
June 23, 2014
Town of Troy Hall
County Road C, Black Hawk, WI

CALL TO ORDER

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

ROLL CALL

Commission Members Present: Jeff Lohr, Brian Hanson, Mary Hasheider, Andrea Porubsky. Commission Members Absent: Greg Sprecher.

Others Present: Chris Breunig, John Ganser, Darrell Ott, Brian Simmert, Clem Thering, Dusty Unger, Eugene Unger, Megan Voss.

MINUTES APPROVAL

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

AGENDA APPROVAL

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

CITIZEN COMMENTS: Gene Unger asked if anything was known about an expansion of the gas line on School Road. Jeff and Brian commented nothing was known of it.

BOARD ACTION Jeff reported the board had given the approval to update Town of Troy Development Ordinance No. 1-09.

PROPOSAL FOR BUILDING LOTS OFF OF FUCHS ROAD – John Ganser, Ganser Construction, Inc., 1900 Prairie Street, Prairie du Sac, WI 53578. Four building sites are proposed and landowner is seeking guidance on how to best proceed given the acreage available. After seeking input from Sauk County Planning and Zoning and revisiting the interpretation and calculations it was clarified that 14 acres is sufficient to for a third 40 for the third lot. Additional land has already been acquired. The Commission tabled further discussion to allow landowner to come back with ideas that satisfy the driveway ordinance.

HOUSE CONSTRUCTION – Clement Thering, E9372 Skip Drive, Sauk City, WI 53583 Representative, Chris Breunig, Breunig Builders – House construction. Moved by Brian and seconded by Jeff “to recommend the Board approve plans to build a new house providing that owner acquire a County conditional use permit and remove the old house 30 days after occupancy of the new house. Motion carried.

HOUSE & STORAGE SHED CONSTRUCTOIN –Dustin Unger, E8255 School Road, Sauk City, WI 53583 Representative, Eugene Unger. Moved by Brian and seconded by Andrea “to recommend the Board approve plans for house with garage and shed provided all finished permits are brought to the Board meeting. Motion carried.

CHAPTER 7 SAUK COUNTY ZONING ORDINANCE AND CONDITIONAL USE PROCESS – Brian Simmert, Sauk County Planning and Zoning. Brian Simmert explained new Chapter 7 is less restrictive and opens up opportunities for businesses. When fully functional on the internet, the document will be more user friendly when accessing information. He also explained the Planned Rural Development (PRD) Program and that the township can be more restrictive in regard to a density policy. A State calculation affects County permit considerations to assure that the amount of land converted from exclusive ag does not exceed 5% per year.

REVIEW of DRIVEWAY AND RESIDENCE SITE REQUEST FLOW CHART – Moved by Brian and seconded by Andrea “to recommend the Board approve changes to the Flow Chart (as follows):

- Update Commission Chairman name and phone number.
- Update 1. to: The issuer of the permit (GEC) will give the applicant copies of : a. this **Flow Chart & Other Permit Procedures;** b. the **Development Ordinance;** c.the **Driveway Ordinance.** Building permit or driveway permit is obtained from the Building Inspector.
- Update 2. to: The applicant shall then contact the Plan Commission Chairman to request attendance at a monthly Plan Commission meeting at the Town Hall bringing five copies of the most recent *aerial map* or a *sketch map* indicating the a. **driveway entrance;** b. **driveway location;** c. **building site;** d. **approximate distance to all adjoining property lines.**
- Update 4/ (d) to: The applicant will be asked by the UDC Inspector to contact the County Planning and Zoning if a sanitary permit, land use permit, and/or

conditional use permit is needed. (The UDC Inspector will file copies in the Town Hall File.) Motion carried.

REVIEW TOWN OF TROY DEVELOPMENT ORDINANCE NO. 1-09. Discussion centered on the oversight noted at the May meeting that the Ordinance does not include the Comprehensive Plan's progressive density policy calculation table. Moved by Mary and seconded by Brian "to recommend the Board approve an update to the Town of Troy Development Ordinance No. 1-09 to include Table LUW2 Town of Troy Density Policy Calculation Table as reflected in the Comprehensive Plan. Mary and Brian explained that the Table was part of the Comprehensive Plan that reflected months of citizen committee input and open public forums prior to Plan approval by town citizens. Mary noted the progressive density policy (as explained in the Plan) in effect reduces the number of new housing opportunities from 600 to roughly 400 when coupled with the existing lots of record. Jeff's concern was that the policy is too restrictive. Andrea, being fairly new to the Commission, wanted time to consider the recommendation and would like to have the fifth Commission member weigh in on the recommendation. Motion not carried. Moved by Jeff and seconded by Andrea "to table discussion for one month and revisit inclusion of Table at next month's meeting. Motion carried.

The Commission reviewed the section on the Standards for Rural Residential Development and will seek clarification of number of feet in point 8 (Page 6) under Standards of Development. Standards for Nonmetallic Mining Requests section will be addressed by the Citizen Committee appointed by the Board. Brian will call the committee members: Matt Millen, ChiChi Armstrong and LaNell Jaquish to request they pull together ideas.

REVIEW OF DRIVEWAY ORDINANCE – It was agreed that Troy's ordinance should be in line with other surrounding townships. Brian will check this out further. His findings will be reviewed next month.

CITIZEN COMMENTS – Mary expressed her dismay at hearing of the behavior of a township citizen at the home of the Plan Commission Chair. She stated such behavior was inappropriate and was disappointed that it may lead to losing an experienced member of the Plan Commission.

NEXT MEETING DATE – Monday July 28, 2014 at 7 p.m.

ADJOURNMENT AT 10:50 p.m.

Moved by Andrea and seconded by Brian "to adjourn." Motion carried.

Mary Hasheider, Plan Commission Secretary