

MINUTES
TOWN OF TROY PLAN COMMISSION
January 27, 2014
Town of Troy Hall
County Road C, Black Hawk, WI

CALL TO ORDER

Greg Sprecher, Chairman, called the meeting to order at 7:02 p.m. and certified compliance with the open meeting law.

ROLL CALL

Commission Members Present: Greg Sprecher, Brad Hasheider, Brian Hanson ,Mary Hasheider. Commission Member Jeff Lohr joined the meeting at 7:06 p.m.

Others Present: Dustin Unger, Megan Voss, Carol Anderson, Steve Mallon, Shane Sorg.

MINUTES APPROVAL

Moved by Brian and seconded by Brad “to approve the minutes of October 28, 2013 meeting.”

Motion carried.

AGENDA APPROVAL

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

CITIZEN COMMENTS: None

BOARD ACTION FROM OCTOBER COMMISSION RECOMMENDATIONS AND OTHER BOARD ACTION

Jeff reported that the Town Board had:

- a. Decided to form a committee and come up with ideas for a mining ordinance. The committee would be 2-3 citizen volunteers who would work with the Board and Plan Commission. Plan Commission is asked to choose the Committee.
- b. Approved the Planned Unit Development (PUD) Cluster - Duane Sprecher, S12139 Hwy C, Spring Green WI 53588
- c. The County sent back clarification on zoning ordinances related to the Sauk

County Zoning Ordinance-Chapter 7 draft revisions and also provided a Sauk County Zoning Ordinance “Summary of Comments” which included answers to the Town’s questions.

- d. There will be a well-water testing program offered to Town residents. Information was mailed out on the program.

LAND SPLIT FOR HUNTING PROPERTY - Steve Mallon, E7748 Mill Road, Spring Green, WI 53588 Present. Documents were presented related to a request for a land split which would keep 40 acres in exclusive ag and 18 acres split off for recreation only. Land owner is not interested in re-zoning. Questions were asked about driveway access, parking and access width along the property line. Action was tabled until the next meeting in order for Plan Commission to do more research about whether this proposal could be done.

PERMISSION FOR DRIVEWAY VARIANCE - Shane Sorg, E7868 Hoppe Road, Spring Green, WI 53588 Present. Moved by Greg and seconded by Brian “to recommend the Board approve a driveway variance providing the driveway is completed by May 15, 2014. If driveway is not completed by that date, the driveway permit process will need to be started over again.” Motion carried.

REQUEST TO CONSTRUCT STORAGE AND DISPLAY BUILDING - Harrisburg School, Carol Anderson, S10976 Hwy C, Spring Green, WI 53588 Present. Moved by Greg and seconded by Brad “to recommend the Board approve the request by the Harrisburg-Troy Historical Society to construct a storage and display building contingent on an assessor’s permit and a land use permit being obtained.” Motion carried.

DRIVEWAY PERMIT AND NEW DWELLING - Dustin Unger, E8255 School Road, Sauk City, WI 53583 Present. Documents were presented related to a request to access a new building site. A 2006 Certified Survey Map (CSM) was presented. The new building site being discussed was not specified on the map. This CSM was done before the current driveway ordinance was enacted. Action was tabled until the next meeting in order for Plan Commission to do more research about the whether existing driveway ordinance needs to be followed.

FORM A MINING COMMITTEE – Plan Commission members will bring names of possible committee members to next meeting. It was suggested that the 3 persons have

different perspectives. Matt Millen was suggested because of his expressed interest in this and his professional experience related to mines. It was suggested that one committee member be a non-ag-related town resident and one be an ag-related town resident. Brian suggested we find other townships that have created and implemented ordinances to help streamline the process of developing one for Town of Troy. The Towns Association should be able to provide information. Moved by Greg and seconded by Brian “to recommend the Board approve the formation of 3-person Mining Ordinance Committee.” Motion carried. Board will be asked to clarify whether volunteer committee members will be compensated.

CITIZEN COMMENTS – Shane Sorg asked if anyone has approached the township about mining (frac) sand. Brian responded that township didn’t have the ‘right’ sand here and methods of transportation would also be an issue. Jeff commented there was little sand for fracking in Sauk County according to information presented at a County meeting. Shane commended the Board on looking at this (mining ordinance) before someone comes in and just sets up shop.

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

ADJOURNMENT AT 8:53 p.m.

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

Mary Hasheider
Plan Commission Secretary

Approved: February 24, 2014