

**MINUTES**  
**TOWN OF TROY PLAN COMMISSION**  
**April 27, 2015**  
**Town of Troy Hall**  
**County Road C, Black Hawk, WI**

**CALL TO ORDER**

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

**ROLL CALL**

Commission Members Present: Doug Larsen; Jeff Lohr; Brian Hanson; Mary Hasheider; Andrea Porubsky.

Others Present: Lloyd E. Ballweg; Neal Hasheider; Phil Hasheider; Jeff Neumann; Todd Rummler; Dennis Schneller; Dean Sprecher.

**MINUTES APPROVAL**

Moved by Doug and seconded by Jeff “to approve the minutes of March 23, 2015 meeting.”

Motion carried. 5-0 Brian noted that he did not have all the clarification needed on the Town’s interpretation of road right-of-way acreage as it figures into total acreage as referenced in citizen comments of the minutes.

**AGENDA APPROVAL**

Mary noted a typographical error where agenda item 12 was a duplicate of item 10. Moved by Jeff and seconded by Doug “to approve the agenda as amended.” Motion carried. 5-0

**CITIZEN COMMENTS:** None

**BOARD ACTION FROM THE MARCH COMMISSION MEETING RECOMMENDATIONS.**

Jeff reported on action from the April Town Board meeting:

- a. Approved creation of housing lots – Tom Evert, S10016A Exchange Road, Prairie du Sac, WI 53578
- b. Approved housing site on Seitz Road – Scott & Linda Fuchs, 7289 Hwy 78, Sauk City, WI 53583
- c. Farm addition spot rezone request listening session held – Marcus, Phil & Mary Hasheider, S9820 Hasheider Road, Sauk City, WI 53583.

CERTIFIED SURVEY MAP (CSM) FOR FORMER DARSON OTT PROPERTY ON BADGER ROAD – Royal Bank of Spring Green, Todd Rummeler, Representative, 27128 U.S. Hwy 14, Richland Center, WI 53581 presented CSM map showing proposed consolidation of two parcels into one. Moved by Brian and seconded by Doug “to recommend the Board approve parcel consolidation as presented.” Motion carried. 5-0

VARIANCE FOR A BARN ON FOX ROAD – Jeff Neumann, 10503 Co. Rd. C, Spring Green, WI 53588 presented a map showing current barn and distances from Fox Road. Due to the County’s new Chapter 7, construction following the footprint of the existing barn is not in compliance with new setback regulations. Moved by Brian and seconded by Andrea “to recommend the Board approve the variance.” Motion carried. 5-0

APPROVAL OF CEMETERY LOTS, BLACK HAWK CHURCH – Dean Sprecher and Dennis Schneller, Representatives, 730 Lincoln Avenue, Prairie du Sac, WI 53578 presented map of additions to the church’s cemetery. Lots can now be deeded. Moved by Jeff and seconded by Andrea “to recommend the Board approve the lots as presented.” Motion carried. 5-0

PERMIT PROCEDURES DISCUSSION – Commission members reviewed the March draft of Permit Procedures that combined the “Flow Chart” document approved last year and the “Permit Procedures” document the Commission has been reviewing. Mary will consolidate additional suggested updates into a final draft document for review by the Town Board.

HOMEWORK ASSIGNMENT RELATED TO PRAIRIE WATER – Phil & Mary Hasheider, S9820 Hasheider Road, Sauk City, WI 53583. Mary requested that Chairman Hanson temporarily excuse her from the Commission meeting and appoint an acting secretary for this part of the meeting. Brian declined the request saying this was not necessary. He also declined Phil Hasheider’s request to come before the Commission meeting. Brian said the agenda item related to a homework assignment, not a discussion of the Hasheiders’ farm addition request. Brian described the request as entirely new and bigger than the Town of Troy based on discussions Roger had with some other town chairmen.

Brian outlined that Commission members should try to poll people and see what the residents of Troy and the whole general area think of the project and whether there is support or opposition to this project. At the next plan commission meeting, the results of this survey of canvassing the local area would be turned in. Brian brought handouts and explained that the first sheet that he was going to hand out was a survey of what Plan Commission members themselves thought of

the project, namely, some good reasons to support the project and some good reasons not to support it and to put these down on the form. No names needed to be included and the Plan Commission would have no action with the survey, it would go directly to the Board after being brought back to the next Commission meeting.

Andrea questioned how she was to evaluate the pros and cons of a project that she had just heard a short presentation on at the previous Commission meeting and why Commission members should be asking people outside the township about it. She also questioned why this would be passed off to the Town Board right away before being brought back to the Commission

Phil Hasheider requested to ask some questions and Brian granted the request. Phil asked why his family's farm proposal was being treated differently than a previous spot rezone. Brian responded that it was different because it was a different use and that some of the concerns out there are where the water may go and how many people in the State might want to do this. Phil asked if copies of the farm addition proposal would be shared. Brian confirmed it would not be. Phil then asked how people would be able to make an unbiased opinion without having any of the facts related to the proposal and or any of the supporting documentation. All people would have to go on is what they hear in the news and personal opinions, rather than the proposal being a family farm home-based business. He stated that for the sake of fairness, any survey should be conducted in an unbiased manner by a third party such as someone from the county extension office.

Andrea asked why Commission members should care what others outside the Township thought of this request and why the Hasheiders' request was being treated differently than anyone else coming before the Plan Commission. Brian responded that the request is not something the Town has done before and that the idea is to get other towns and counties in the state to think about this and whether it is a good idea or not.

Brian asked other commission members what they thought. Jeff said he was comfortable with asking people's opinions however, depending how questions were phrased, a survey could have a certain kind of result based on the person asking the questions and he questioned if people would have all the information. Doug said he didn't have a problem asking people however it would be hard for him to give an opinion without researching it more. Mary noted that there is already an existing water pump and transfer operation in the County in Rock Springs that is just like the request, so it would be logical to check to see if there has been any problems there.

At the end of the discussion, the homework assignment sheets were not distributed to the Commission members and Brian said he would confer further with Roger Mack.

CITIZEN COMMENTS – Mary mentioned that when attending the Town Board meeting with the research requested, the first comment from the Board was that water was not a food product. A handout was shared with the Commission verifying that water for human consumption is treated as such by the FDA.

NEXT MEETING DATE – Due to the Memorial Day holiday on the 4<sup>th</sup> Monday, the next meeting will be Tuesday, May 26, at 7 p.m.

ADJOURNMENT AT 8:52 p.m.

Moved by Jeff and seconded by Andrea “to adjourn.” Motion carried. 5-0

Mary Hasheider, Plan Commission Secretary