

**MINUTES  
TOWN OF TROY PLAN COMMISSION  
(JOINT MEETING WITH TOWN BOARD)**

**January 26, 2015**

**Town of Troy Hall**

**County Road C, Black Hawk, WI**

**CALL TO ORDER**

Brian Hanson, Chairman, called the meeting to order at 6:58 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: Brad Anderson, Carol Anderson, John Anderson, Ray Brickl, Phil Hasheider, LaNell Jaquish, Roger Mack, Matt Millen, Don Meise, Steve Sorenson (Sauk Co. Planning & Zoning) Dustin Unger

**MINUTES APPROVAL**

Moved by Doug and seconded by Andrea “to approve the minutes of September 22, 2014 meeting.” Motion carried.

**AGENDA APPROVAL**

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

**CITIZEN COMMENTS:** None

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

Jeff reported on action from the September Town Board meeting:

- a. Approved land sale – Scott Fuchs, 7289 Hwy 78, Sauk City, WI 53583
- b. Approved new house, driveway maintenance agreement completed – Phil Otis, 1608 Enterprise Lane, Sun Prairie, WI 53590

Jeff and Roger Mack attended a school board meeting which included an update on the status of Black Hawk School after it is closed. There are monies set aside for demolition that would need to be used within 36 months. School is approximately 10 acres and according to Comprehensive Plan, land is suitable for 2-acre type housing.

HOUSE SITE – Ray Brickl, E7310 Harrisburg Road, Spring Green, WI 53588 presented preliminary map of a 5-acre new house site. House will replace existing house on the farm. Brian will check whether there will be any deed restriction that applies on the balance of the 40 acres and the timing for removal of old house.

WOODSHED CONSTRUCTION – Dusty Unger, E8255 School Road, Sauk City, WI 53583 presented map showing approximate location of an open-sided 16 x 24-foot woodshed that would be built behind a 36 x 45-foot shed previously approved but not yet built. Moved by Brian and seconded by Andrea “to recommend the Board approve the woodshed construction.” Motion carried. Questions about burning permits: Dusty was referred to Mary Zins, Town Clerk.

EARTH DISPOSAL – John & Carol Anderson, S10976 Hwy C, Spring Green WI 53588 had a farm ditch cleared out and would like to move the topsoil to another property. To do so, Sauk County requires a Special Exception permit (\$500 fee) and approval by the Plan Commission, Town Board and Board of Adjustment. Steve Sorenson, Sauk County Planning and Zoning, explained that sand, gravel and top soil are all basically considered minerals and therefore this type of removal falls under a mining permit. There are no permits needed to thin-spread over their farmland. Another option would be to move the topsoil to a site with a permit in place. Commission members were surprised to learn that a few truckloads of dirt are considered a mine site. Moved by Jeff and seconded by Doug “to recommend the Board approve a non-metallic mine site one acre or less to remove the topsoil from next to the ditch.” Motion carried.

MINING ORDINANCE DISCUSSION – Matt Millen, Mining Ordinance Committee, Plan Commission and Town Board. Matt gave an overview of a draft ordinance. Such an ordinance would require permits in addition to County permits. The ordinance includes provisions for reimbursement to the Town of costs to obtain a license. There are certain standards included and others the Town could negotiate with the applicant. A renewal and inspection process would be more stringent than the County. Mining Ordinance Committee, Plan Commission and Town Board members gave suggestions for updates to the draft. These included adding how to handle an existing site and excluding additional types of agriculture use. Matt will incorporate these and other suggestions into a new draft for review.

CITIZEN COMMENTS – Roger Mack asked that the Plan Commission require a driveway maintenance agreement (if needed) be in place before new construction is approved. Mary handed out the draft document of changes made at the last meeting to the “Review of Permit Procedures” which will be finalized at the next meeting.

NEXT MEETING DATE – Monday, February 23 at 7 p.m.

ADJOURNMENT AT 8:58 p.m.

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

Mary Hasheider, Plan Commission Secretary