

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

**CALL TO ORDER**

Brian Hanson, Chairman, called the meeting to order at 7:03 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: Jacob Brickl, Phil Hasheider, Bill Kahler, Eileen R. Luetscher, Darrrell Ott, Don Pellet, Phil & Matilda Sorg, Mary Zins.

**MINUTES APPROVAL**

Moved by Doug and seconded by Jeff “to approve the minutes of June 22, 2015 meeting.”

Motion carried. 5-0

**AGENDA APPROVAL**

Moved by Andrea and seconded by Doug “to approve the agenda as amended.”

Motion carried. 5-0

**CITIZEN COMMENTS:** Mary Zins, Town of Troy Clerk, outlined the following correct process for the Commission: As long as someone notifies the Chair 24 hours prior to the meeting their request must be placed on the agenda. If the agenda is already posted, the Secretary then posts the amended agenda. Anything that is on the agenda should not be discussed (via telephone, text, email or in person) among Commission members prior to the meeting. A complaint can be filed with the Sauk County D.A. and Commission members sued up to \$300 if this is not followed. If there is not enough information on a request, still put it on the agenda. An agenda item can be tabled to another meeting by a roll call vote only. If a Commission member has a request on the agenda, they must recluse themselves and leave the room. Any closed session must be listed as such on the agenda. Mary Z. highly recommends that the meetings be tape recorded. Brian noted that at an educational night at the County, these rules were not shared.

## BOARD ACTION FROM THE JUNE COMMISSION MEETING RECOMMENDATIONS.

Jeff reported on action from the July Town Board meeting:

- a. Approved Black Hawk School Parcel Consolidation – Don Buza, Land Surveyor, 5709 Windy Drive, Suite D, Stevens Point, WI 54482
- b. Approved garage construction and house addition– Matt Palmer, E7875 Mill Road, Spring Green, WI 53588
- c. Notification item: Approval of ag driveway by Peter Giese – Peter Maestri, S11105 Fairview Road, Spring Green, WI 53588
- d. Approved Certified Survey Map (CSM) – Dan “Red” Kessenich, S12104 Badger Road, Spring Green, WI 53588
- e. Approved house construction at E9600 Fuchs Road pending clarification from the County which acres make up the balance – John Ganser, Ganser Construction, Inc., 1900 Prairie Street, Prairie du Sac, WI 53578
- f. Approved amended Permit Procedures with discussion about what kind of charge there would be for inspection and payment to bring culvert replacements to current standards.

NEW HOUSE CONSTRUCTION – Jacob Brickl, 138 Cardinal Lane, Sauk City, WI 53583 presented map of site of construction. There was discussion of how this affected building on other lots. Moved by Doug and seconded by Andrea “to recommend the Board approve the house construction contingent on getting a land use permit from the County.” Motion carried. 5-0

ROAD RIGHT-OF-WAY DISCUSSION – Brian checked and the road right-of-way doesn't count as part of the acreage (for 40 acres). Darrell Ott questioned this based on what he remembered as a 2006 committee discussion that the road right-of-way counted because a landowner pays taxes on 40 acres.

PONDSCAPE – Darrell Ott, S11778 Badger Road, Spring Green, WI 53588 said he had spoken with Steve Sorenson and he (Darrell) was up-to-speed on ponds and he had a meeting to review the sites. Any pond needs a permit. Moved by Jeff and seconded by Doug “to table any action.” Motion carried. 5-0

PLANNED RURAL DEVELOPMENT (PRD) – Don Pellett, S9927 County Road E, Sauk City, WI 53583, Bill Kahler, Kahler Law Offices, 221 N. Park St. Reedsburg, WI 53959, Representative, presented maps showing the proposed PRD and conservation easement on the property. Moved by Brian and seconded by Andrea “to recommend the Board approve the PRD

request providing access remains the same .” Motion carried. 5-0 Moved by Brian and seconded by Doug “to recommend the Board approve the preservation easement area.” Motion carried. 5-0

GARAGE CONSTRUCTION – Mathilda & Phil Sorg, S10167 County Road C, Sauk City, WI 53583 presented a drawing of the garage construction. Moved by Doug and seconded by Jeff “to recommend the Board approve the construction based on a map of the property of how the garage would set on it.” Motion carried. 5-0

Moved by Brian and seconded by Jeff “to approve request by Mary (Hasheider) to reclude herself from the meeting and have Andrea serve as acting secretary.” FARM ADDITION SPOT REZONE REQUEST AND CONDITIONAL USE PERMIT -- Phil & Mary Hasheider, S9820 Hasheider Road, Sauk City, WI 53583. Phil Hasheider explained what plans have been laid out wanting water extraction, not bottling, on the property. One (1) acre request on rezone and construction of an ag building. Talked about size of building. Jeff brought up the commercial aspect of the rezone --page 74 EDP-9 no commercial rezone. Jeff made motion “to deny request for spot rezoning”. Brian seconded motion. Roll call vote was taken. Brian Hanson, no; Andrea Porubsky, no; Jeff Lohr, no; Doug Larson, no. Motion carried 4-0. Brian suggested to take to the Town Board. Mary Zins said by the County using commercial, (was) wrong word due to many restrictions (type of road and location.) Moved by Brian and seconded by Andrea “to bring Mary (Hasheider) back into the meeting.”

CITIZEN COMMENTS – Mary Zins emailed County regarding mining ordinance and has not heard back from them yet. Andrea asked about the new Chapter 7copies.

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

ADJOURNMENT AT 8:50 p.m.

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

Mary Hasheider, Plan Commission Secretary & Andrea Porubsky, Acting Secretary