

**MINUTES**  
**TOWN OF TROY PLAN COMMISSION**  
**August 24, 2015**  
**Town of Troy Hall**  
**County Road C, Black Hawk, WI**

**CALL TO ORDER**

Brian Hanson, Chairman, called the meeting to order at 7:01 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.

**MINUTES APPROVAL**

Mary shared the comments from Mary Zins about clarifying two parts of the draft minutes related to notification of Board of an approved ag driveway and adding the specifics of a roll call vote. With these additions, it moved by Andrea and seconded by Doug “to approve the minutes of July 27, 2015 meeting.” Motion carried. 5-0

**AGENDA APPROVAL**

Moved by Doug and seconded by Jeff “to approve the agenda.”  
Motion carried. 5-0

**CITIZEN COMMENTS:** Mary commented on the lateness of receiving agenda information Saturday afternoon with need to post Sunday. Brian stated he and Roger would be discussing timing of meeting agenda requests.

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

Jeff reported on action from the August Town Board meeting:

- a. Approved new house construction building site – Jacob Brickl, 138 Cardinal Lane, Sauk City, WI 53583.
- b. Approved Planned Rural Development (PRD) – Don Pellett, S9927 County Road E, Sauk City, WI 53583.
- c. Approved garage construction – Mathilda & Phil Sorg, S10167 County Road C, Sauk City, WI 53583.

CONDITIONAL USE PERMIT FOR PLANNED RURAL DEVELOPMENT (PRD) – Jacob Brickl, 138 Cardinal Lane, Sauk City, WI 53583 presented a map of the Scott and Linda Fuchs property showing the location of the PRD lot and Preservation Area Easement Area. There was discussion of how this affected preservation of ag land and that the Town was more restrictive than the County in location of the set-aside (contiguously-owned acres based on Town Ordinance 1-09.) Brian said he and Roger (Mack) had discussed and they prefer that the set-aside be ag land. Andrea asked about such discussions outside of the Commission meeting and specifically what was discussed. Brian explained there needs to be a clarification of process once something is placed on the agenda and he needs time to research so he has an idea of what’s going on. Moved by Andrea and seconded by Mary “to recommend approval of Planned Rural Development and approval of the lands to be affected by the Easement as presented.” Discussion followed about other options for lands to be set aside by the landowners, who were unable to be present at the meeting. Roll call vote was taken. Brian Hanson, no; Mary Hasheider, yes; Andrea Porubsky, yes; Jeff Lohr, no; Doug Larson, no. Motion failed. 2-3. Motion by Brian and seconded by Doug “to recommend approval of Planned Rural Development with the lands to be affected by the Easement in this order: Option 1: acreage off of old Frey Farm; Option 2: ag land off Schauer Road; Option 3: land as originally proposed in the PRD presented.” Motion carried. 5-0

NOTIFICATION ITEM – Approval of ag building by Peter Giese – Peter Maestri, S11105 Fairview Road, Spring Green, WI 53588

MINING ORDINANCE DISCUSSION – Commission members reviewed additions/corrections made to the Town’s draft ordinance by the town’s attorney, Natalie Bussan. They also reviewed a Town of Cooks Valley nonmetallic mining ordinance that was upheld by the Wisconsin Supreme Court in 2012. Motion by Brian and seconded by Jeff “to recommend the Town Board look at both the draft Town of Troy ordinance and the Cooks Valley one and decide which one the Board would like the Commission to proceed with reviewing in more detail.” Discussion followed that the Cook’s Valley one looked good, especially the application form. Motion carried. 5-0

CITIZEN COMMENTS – None.

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

ADJOURNMENT AT 8:48 p.m.

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

Mary Hasheider, Plan Commission Secretary