

# **Town of Scott, Brown County, WI**

## **Plan Commission Meeting**

**January 25, 2007**

### **1. Call to order/roll call**

Meeting called to order by Chairman Bill Roskams at 6:07 p.m. at the Scott Town Hall. Present: Jeff Zlatohlavek, Bob Fuhr, Bill Roskams, Dale Herold, John Paul, Lori Walschinski, , Anita Zipperer and Town Planner, Dave Cerny. Mike VanLanen was excused.

### **2. Minutes of December meeting**

Minutes of the December meeting were read. J. Zlatohlavek moved to accept the minutes as read. Bob Fuhr seconded. All in favor. Motion passed.

### **3. Public Input**

None

### **4. Conditional use permit for a gas station/convenience store on the northeast corner of STH 57 and CTH K. Parcel #SC-316**

Bill Roskam read the motion from the December 21, 2006, meeting specifying documentation required from the developer for this proposal. Traffic information and a letter from Bayland Builders were presented to fulfill those requirements (Item 4, Attachments 1-7). D. Cerny's staff comments pertaining to agenda items 4 & 5 were referenced (Item 4/5, attachment 1).

After review and discussion of the information, J. Zlatohlavek moved to approve the study with the condition that there be an on-site turnaround for large trucks so there is no backing out onto the street. J. Paul seconded. After discussion, J. Zlatohlavek moved to amend the motion to recommend approval of the conditional use to permit a gas station/convenience store on the northeast corner of STH 57 and CTH K (Parcel # SC316) conditioned on the site plan containing a turnaround for large trucks so there is no backing out onto the street. J. Paul seconded. Discussion ensued concerning traffic patterns, safety issues, and the site plan review process.

Vote was called: 5 no, 0 yes. Motion failed.

D. Herold moved to recommend approval of the conditional use to permit a gas station/convenience store on the northeast corner of STH 57 and CTH K (Parcel # SC316) conditioned on the site plan containing a

turnaround for semis and tankers so there is no backing out onto the street and that the site plan be submitted according to the recommended site plan review criteria under consideration as part of the new zoning ordinances. J. Zlatohlavek seconded. Vote was 4 yes, 1 no. Motion passed.

## **5. Proposed sketch-plan for the FEECO business/industrial part (approximately 65 acres on the northwest corner of STH 57 and Algoma Road/CTH I)**

D. Herold updated the Commission on the Joint Plan Commission's discussion of this issue (Item 5, Attachments 1-3) Vernon Vandenberg of National Survey & Engineering, representing the property owner Jim Madigan, presented alternate plan C. Discussion about plans A,B, and C ensued. Considerations included: wetlands, stream crossings, parcel size, phasing in of development, roads, trails, sewer and traffic flow.

L. Walschinski moved to accept the proposed concept layout C for the FEECO business/industrial park. B. Fuhr seconded. Following discussion, L. Walschinski amended the motion accept the proposed concept layout C, including an option of flip-flopping the creek crossing to a more southerly route. B. Fuhr seconded. All in favor. Motion carried

D. Herold moved to forward the concept plan to the Town Board for their consideration and further discussion. B. Fuhr seconded. All in favor. Motion carried.

## **6. Communications**

Bill Roskams will attend the next board meeting

## **7. Adjourn**

B. Fuhr moved, J. Zlatohlavek seconded a move to adjourn at 7:50 p.m. All in favor. Motion carried.

Respectfully submitted,

Anita Zipperer, Secretary

Town of Scott Plan Commission