

**Town of Scott**  
**Brown County, WI**  
**Plan Commission Meeting**  
**February 22, 2007**

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

Meeting called to order by Chairman Bill Roskams at 6:03 p.m. at the Scott Town Hall. Present: Jeff Zlatohlavek, Bob Fuhr, Bill Roskams, Dale Herold, Lori Walschinski, John Paul, Anita Zipperer and Town Planner, Dave Cerny. Mike VanLanen was excused.

**2. Approve Minutes of January meeting**

Minutes of the January 25, 2007, meeting were read. J. Paul moved to accept the minutes as read. J. Zlatohlavek seconded. All in favor. Motion carried.

**3. Public Input**

None

**4. Review/take action on the request for a Conditional Use to permit a 2-unit condominium to be constructed on parcel #SC-208-9, located on Bay Settlement Road.**

D. Cerny distributed a copy of prior Plan Commission minutes relating to agenda items 4 & 5 (Item 4/5, Attachment 1). D. Cerny reviewed staff notes for agenda item 4 and distributed a copy of the developer's request to the Plan Commission (Item 4, Attachments 1 & 2). Ryan VanStraten distributed a floor plan of the proposed dwelling (Item 4, Attachment 3). J. Paul made a motion to approve the conditional use to permit a 2-unit condominium to be constructed on parcel #SC-208-9, located on Bay Settlement Road. No second, motion failed. D. Herold moved that the Plan Commission recognizes this is potentially an acceptable use for said property and supports the condominium concept with concerns about the setback being sufficiently far enough back to park a car without impeding Bay Settlement Road right of way.

L. Walschinski seconded. Vote was called: 4 no, 1 yes. Motion failed.

D. Herold moved that the Plan Commission recognizes this is potentially an acceptable use for said property and supports the condominium concept with concerns about the setback being sufficiently far enough back to park a car without impeding Bay Settlement Road right of way. The Commission further recommends the applicant seek state approval to develop the property as a condominium. B. Fuhr seconded. Vote was called: 5 yes, 0 no. Motion passed.

**5. Review/take action on a request for expansion of the Tordeur Quarry. Property located north of Church Road and east of Van Egeren Lane. Parcels #SC-458, SC-459, SC-440, SC-441.**

D. Cerny distributed staff notes, an air photo, the Town's current ordinance, and a sketch of the proposed expansion (Item 5, Attachments 1-4 respectively). Discussion followed. D. Herold moved to recommend granting the request for the expansion as requested in the permit application. J. Paul seconded. All in favor. Motion passed.

**6. Review/Take action on the revised subdivision "sketch-plan" for the Thomas Juza property located east of Bay Settlement Road and south of Church Road, Parcel #22-115, consisting of approximately 20 acres.**

D. Cerny distributed staff notes and a sketch plan of the planned development, (Item 6, Attachments 1-2 respectively). Cerny explained that this 'sketch plan' as proposed would be classified as a Planned Development District (PDD). PDD's allow flexibility in design but are not allowed to exceed the density that would be achieved under a conventional subdivision layout. The design as proposed should be critiqued with these criteria in mind. He presented the verbal comments he received from Brown County Planning regarding the proposal. Brown County comments included; 1) Eliminate the north/south trail along the east property line, 2) eliminate the cul-de-sac and extend that road to the east property line, to be a through street in the future, 3) adjust the trail through the park to be an "S" shape allowing for a park area south of the proposed pond, 4) recommend a future park be required east of Outlot 1 and east of this development, adding to and complimenting this proposed park.

Discussion regarding how density should be established, whether mathematically; which would allow up to 47 residential units or by the previously reviewed conventional plan which illustrated 35 units. No decision was reached.

Discussion regarding whether Outlot 2 would be developed as single family lots or as condominiums. The developer intends to develop Outlot 2 at a later date, with market demand determining the use of this outlot.

Discussion regarding details of the layout of the sketch-plan, including using Outlot 1 for both stormwater management and as a neighborhood park.

B. Fuhr moved to recommend the sketch plan with the Town Planner's amendments as follows:

1. Every attempt will be to maintain lot size at 15,000 sq. ft with narrower frontage allowed.
2. Clydesdale and the cul de sac road will have 60' right of ways.
3. The cul de sac is permissible.
4. Trail location will be along the north side of Mustang.

5. No trail along east property line but an east/west trail between lots 17 and 18, looping around wetland heading east/northeast toward Micoley's property.
6. Density as illustrated is acceptable with twenty-seven single family residential parcels and a two acre outlet #2 along Mustang Way.

J. Paul seconded the motion. All in favor, motion carried.

**7. Review/take action on the proposed Planned Development District (PDD) for the Thomas Juza property located east of Bay Settlement Road and south of Church Road, parcel #22-115, consisting of approximately 20 acres.**

D. Cerny distributed a copy of the Town's Planned Development District criteria (Item 7, Attachment 1). Discussion followed. L. Walschinski moved to recommend a Planned Development District overlay in conformance with the material presented and acted upon in agenda item 6. D. Herold seconded. All in favor, motion carried.

**8. Communications regarding Brown County's surveying policy on "retracements" and merging of multiple parcels.**

Discussion took place about the County's policy of combining parcels. D. Cerny will go back into the zoning ordinance and return some of the language regarding zoning lines. When rezoning parcels, the Commission should require the zoning to follow lot lines, which may require creation of a CSM.

**9. Adjourn**

D. Herold moved to adjourn at 8:55 p.m. J. Paul seconded. All in favor. Motion carried

Respectfully submitted,

Anita Zipperer, Secretary

Town of Scott Plan Commission