

**TOWN OF SCOTT**  
**BROWN COUNTY, WISCONSIN**  
**PLAN COMMISSION MEETING**

**TOWN HALL**

**April 26, 2007 at 6:00 P.M.**

**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, Bill Roskams, Dale Herold, John Paul, Lori Walschinski, Mike VanLanen, Bob Fuhr, and Town Planner, Dave Cerny. Also in attendance were Mel Deprey and Terry Valitchka. Anita Zipperer was excused.

**2. Public Input**

Mel Deprey, 2559 Bay Settlement Road – questions the zoning of his property on the southeast corner of Bay Settlement Road (Parcel # SC- 211-1 & SC-213-1-1). Deprey believes these parcels are zoned General Commercial and not Community Business as illustrated on the current Zoning Map. The Comprehensive Plan has it illustrated as General Commercial. Deprey also stated that he felt other properties along Bay Settlement Road had been illustrated as commercial in the past, and were not shown as residential.

With the assistance of the Clerk, D. Cerny will research the zoning for Deprey's property, Victoria's properties, the real estate company's properties, P. Tillman's property & the Town owned land. This will be an agenda item for the next Plan Commission meeting.

**3. No Minutes to review / no action taken.**

**4. Review/Take Action on the site plan/landscape plan for the proposed Gas Station/C-Store/Subway restaurant. Located on the northeast corner of STH 57 & CTH K, parcel #SC-316.**

Cerny presented staff comments, stormwater management plans, & landscape comments.

Discussion regarding Scott Brosteau's stormwater management review. Scott's opinion is that this is a new development and that stormwater management needs to be done accordingly (attached). The developer's engineer has designed the plan as if it were a redevelopment, designed for less water quality and quantity management.

M. Van Lanen recommends tabling until the engineers figure out the plan. Motion fails do the lack of a second.

Discussion regarding the State Standards and the affect of this pond on the site plan.

Discussion regarding adding this as a contingency of the plan, and to have the 2 engineers discuss and clarify the necessary standard.

Consensus was reached that this should be developed to the 80% standard.

Cerny read the staff report comments (attached) item at a time. As staff comments were read each item was discussed with the developer and the Plan Commission.

Fuhr motioned and Herold seconds to recommend approval of the plan with the following stipulations.

1. Approximately the southern 400' of the property would be planted in grass and mowed for maintenance.
2. Illustrated building & dumpster colors & is acceptable. Dumpster gate will be constructed of chain link with lattice slats.
3. Legend of Plan species on the Landscape and site plan will be expanded to include variety and method of planting.
4. Planting beds will be mulched and each bed will be elongated to give the plant more room to grow.
5. All Lighting will be full cut off and in conformance to 'Dark Sky' standards, as illustrated by the developer.

6. Wheel stops at the parking spaces on the south end of the lot will be permitted.
7. All signage will be in conformance to the Town's Sign Ordinance.
8. All trees along the STH 57 frontage will be Prairiefire Crabapple. Ash will be removed.
9. A 10 foot asphalt apron, will be added to the north end of the parking lot, allowing for vehicles to back out of the handicap space.

Discussion followed and clarification that this motion covered the recommendation that 'new construction standards', as recommended by the Town Engineer, be required.

Fuhr affirmed that his intent was that his motion covers the requirement that a meeting with Cerny, M. Van Lanen, Scott Brosteau the Town Engineer and the developer take place to confirm these contingency items. Herold reaffirmed his second.

All in favor. Motion Carried

**5. Review/Take Action on the updated 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.**

Cerny summarized the staff report, the Town Board's report, and the updated Sketch Plan.

Discussion regarding the proposed lots that were smaller than 15,000 sq. ft.

Discussion that the lots 1 thru 10 are acceptable however the smaller lots 11-16 are too small.

Fuhr suggested that one lot be removed from the block of lots 11-16.

B. Bartles also asked to have the front yard setbacks reduced to 25 feet.

Motion to accept this proposal contingent on one lot being deleted in the block of lots 11-16, in order for the new lots to be equally divided, and none be less than 14,500 sq. ft. And that the setback be allowed to be 25

feet.

Furthermore the decision on this property as a PDD in not precedent setting. The criteria used to approve this development was based on the uniqueness of this site and to capture the spirit of the Town's intent for development in this area, including providing access to the cemetery by way of access from Mustang Way.

Chairman Roskams stated that he is disappointed in the acceptance of any parcel smaller than 15,000 square feet.

All in favor. Motion carried.

**6. Review/Take Action on the Preliminary Plat for the Thomas Juza property located east of Bay Settlement Road and south of Church Road, Parcel #22-115, consisting of approximately 20 acres.**

Lori motions to table the preliminary plat to be brought back with corrections.

Motion fails for lack of a second.

Herold asks if there is anything that the PC would do in addition to those items already discussed under the sketch plan.

Herold motions to approve the prelim plat with the adjustment made in the sketch plan and that the revised prelim plat be forwarded to the Town Board, including all language in the motion of the sketch plan.  
Seconded by M. Van Lanen.

Discussion on the approval process.

All in favor. Motion carried.

**5. Adjourn.**

Motion by Fuhr to adjourn, Herold seconded. Meeting adjourned at 9:02.

Respectfully submitted,

Dave Cerny, Planning & Zoning Administrator

Plan Commission, Town of Scott