

Town of Scott
Brown County, WI
Planning Commission Meeting
May 24, 2007

1. Call to order/roll call

Meeting called to order by Chairman Bill Roskams at 6:02 p.m. at the Scott Town Hall. Present: Jeff Zlatohlavek, Bob Fuhr, Bill Roskams, Dale Herold, Lori Walschinski, Mike VanLanen, Anita Zipperer and Town Planner, Dave Cerny. Paul VandenPlas was absent.

2. Approve Minutes of April Meeting

Amend minutes to include a signature block with Dave Cerny's signature as acting secretary. Motion made by L Walschinski to accept minutes as amended. J. Zlatohlavek seconded. All in favor. Motion passed.

3. Public Input

M. VanLanen moved, D. Herold seconded to open the floor for public comment. All in favor, motion carried.

Kelly DeBausch, 2826 Bay Settlement Rd. and Lysianne Silva, 2892 Bay Settlement Rd., expressed concerns about the development proposed in Agenda Item 7. Concerns included population density, lack of a Town police officer to respond to concerns, and possible negative affects on adjacent property values and on the Town's rural character.

M. VanLanen moved, J. Zlatohlavek seconded a motion to return to the regular agenda. All in favor, motion carried.

4. Communications

D. Cerny reviewed his staff comments dated 5/16/2007 (Item 4, Attachment 1, pages 1-6) relating to the Combination CSM for property on Bay Settlement Road, owned by Mel Deprey.

5. Presentation by Lori Richgels from the Department of Corrections regarding Sex Offender Residency Ordinances

Lori Richgels from the Department of Corrections presented information on research regarding sex offender ordinances and information about supervision of sex offenders by the Department of Corrections. (Item 5, Attachment 1, pages 1-22)

6. Review/take action on a proposed Certified Survey Map (CSM) for Parcel #SC-1603-53 located at 4709 Edgewater Beach Road. Request is for a single lot split.

D. Cerny referred members to the information in his staff comments (Item 4,

Attachment 1 pages 2 & 3 and Item 6, Attachment 2 and Attachment 3, pages 1 & 2). He stated that wetlands were identified by Brown County Planning Office in their review but the surveyor had not yet mapped them. Members were concerned about location of wetlands in relationship to the proposed driveway. D. Herold moved to table Item 6 until the commission has a delineation of wetlands and proposed driveway location. Seconded by M. VanLanen. All in favor. Motion passed.

7. Review/take action on an “In Concept” multi-family development proposed for Parcel #SC-113, consisting of approximately 40 acres. Wade Micoley, owner.

D. Cerny referred members to his staff notes (Item 4, Attachment 1, page 3) and distributed a map of the area as a refresher about what was discussed in the past as possible use for the area under consideration. (Item 7, Attachment 1) Jeff Harrill, partner with Wade Micoley, presented a conceptual layout for By the Bay Estates (Item 7, attachment a) and vacant land charts. (Item 7, Attachments b and c).

M. VanLanen moved to suspend the agenda to allow public comment. D. Herold seconded. All in favor.

Steve Dupuis, 2933 Bay Settlement Rd., Karen Camilli 2985 Bay Settlement Rd., and Richard Derozier, 2976 Bay Settlement Rd., expressed concerns about the following: 1) projected cost of rental units and how they will affect property values of nearby residences; 2) amount of green space; 3) population density; 4) size of the single family lots compared to the current Town requirement of 15,000 sq. ft.; 5) desire for Commission members to represent the people of the Town rather than developers and 6) to preserve the rural character of the Town.

D. Herold moved to return to the regular agenda. M. VanLanen seconded. All in favor, motion carried.

Mr. Harrill asked for feedback from the Commission about the direction they might wish the developer to take.

Commission members expressed the following: 1) concerns that the condo area is too dense and single family lots are too small; 2) that there is a need for the Town to have a variety of housing to gain village status; 3) since Brown County has 30% vacancy on multi-family, current need for multi-family units in the Town is debatable; 4) concerns about the low cost of the single family homes and the low rent on multi-family; 5) continuity is lacking with neighboring developments; 6) readiness of the Town for 96 multifamily units (including police protection); 7) concern about placement of multi-unit buildings and duplexes.

D. Cerny stated that the Subdivision Ordinance is the one that relates to this development and it does allow flexibility to waive density and lot size requirements. He reviewed density possibilities based on the ordinance and stated the proposed development is considerably under the density that would be allowed based on the ordinance. He stated that this concept lines up with area development plan and proposed trail plans, would have a 3-5 year phase-in development, and that roads in the condo development will be private.

The consensus of the Commission was that developers should; 1) decrease total density, 2) increase green space, 3) keep lot size on single family units to 15,000 square feet and on duplexes to 20,000 sq. ft. and 4) reduce condo density.

8. Review/take action on a proposal by Daanen & Janssen to partner with the Town of Scott in the development of a 17 acre park and recreational area on a portion of Parcels #454 & 454-1, located east of the D&J Quarry.

D. Cerny referred members to Staff Comments (Item 4, Attachment 1, p. 3-5). Bill Daanen representing Daanen & Janssen provided further details about the plan including the written proposal, maps of the area, and a certificate of liability insurance (Item 8, Attachment 1, pages 1-4). He requested that the Town act as a "silent partner" in order for Daanen & Janssen to apply for state funding to help with the plan.

L. Walschinski, moved and B. Fuhr seconded that the Town should partner with Daanen & Janssen on the 17 acre park & recreational area proposal. All in favor. Motion carried.

9. Representative to attend Town Board meeting on May 29, 2007.

Since May 29 was a special Town Board meeting, Planning Commission items will be addressed at the June 12 meeting. M. VanLaanen moved, L. Walschinski seconded, to have D. Herold, represent the Commission at the next Town Board meeting on June 12, 2007.

10. Next Planning Commission meeting is June 28 at 6 P.M.

11. Adjourn

M. VanLaanen moved to adjourn at 8:40 p.m. J. Zlatohlavek seconded. All in favor, motion carried, meeting adjourned.

Respectfully submitted,

Anita Zipperer, Secretary

Town of Scott Planning Commission