

Town of Scott
Brown County, WI
Planning Commission Meeting
June 28, 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: Paul VandenPlas, Jeff Zlatohlavek, Bob Fuhr, Bill Roskams, Dale Herold, Lori Walschinski, Mike VanLanen, Anita Zipperer and Town Planner, Dave Cerny.

2. Approve Minutes of May Meeting

D. Herold moved to approve the minutes of the May 24, 2007, meeting. J. Zlatohlavek seconded. All in favor. Motion carried.

3. Public input

None

4. Communications

D. Cerny distributed and explained a handout regarding training for planning commissioners sponsored by the Brown County Planning Commission (Attachment 1).

D. Cerny explained that Bob and Kathy Nooyen, owners and developers of St. Killians Estates, were previously approved by conditional use permit for a Community Based Residential Facility (CBRF). Their intentions on developing a CBRF on the Northeast corner of this development are the same as presented during the original conditional use application. Because there is currently no sunset on conditional use permits, the permit is good indefinitely and this project can go forward without additional Planning Commission or Town Board approvals, with the exception of storm water management.

5. Review/take action on a proposed Certified Survey Map (CSM) for Parcel #SC-1603-53 located at 4709 Edgewater Beach Road.

D. Cerny referred members to page 1 of his staff comments (Attachment 2) and recommended denial of the CSM because owners have not provided wetland information requested by the Commission. M. VanLanen moved to deny the CSM due to wetland information not being provided. D. Herold seconded. All in favor.

6. Review/take action on a Request for Rezoning of Parcel #SC-518 from R-1 Residential to B-2 General Commercial. Parcel is located north of Hwy 54 on the west side of CTH "T" (New Franken Road) consisting of 19.04 acres.

D. Cerny referred members to page 2 of his staff comments (Attachment 2). The property is currently zoned R-1 Residential and the Town Comprehensive Plan recommends this area be developed as a residential area.

M. VanLanen moved to suspend rules for public input. L. Walschinski seconded. All in favor, motion passed.

Phil Schauer, 5295 Church Rd., explained that he had filed a request for rezoning two parcels of land. The Commission, however, had received only the request for the 19.04 acre parcel.

M. VanLanen moved to return to original agenda. D. Herold seconded. All in favor Motion Carried

M. Van Laanen moved to table the rezoning request until next meeting when information about both parcels would be available. J. Zlatohlavek seconded. All in favor. Motion carried.

7. Review/take action on final draft of the Town's Zoning Ordinance.

D. Cerny distributed Attachment 3, pages 1-14, representing final edits for discussion. Commissioners suggested the following changes:

Page 32: delete paragraph F.2 regarding farm structures

Page 35: delete paragraph 8 regarding mobile homes

Page 39: change heading at top of page from A-1 to A-2; delete paragraph 4 regarding mobile homes.

D. Cerny explained modifications to the Zoning Map that will clear up inconsistencies and make the map compatible with the new Zoning Ordinance.

A public meeting may be held on July 16 by the Town Board to discuss the new zoning ordinances. This meeting is contingent on the Town Board getting clarification on procedures from the Town's Attorney.

M. VanLanen moved that D. Herold and A. Zipperer continue proofreading and reviewing the revised zoning ordinances, referring any questions to D. Cerny. Any substantial changes will be discussed by Chairman Roskams and D. Cerny to see if the changes need to be brought back to the Planning Commission. If not, the Commission recommends the Zoning Ordinance final draft be sent to Town Board to go to public hearing. J. Zlatohlavek seconded. All in favor. Motion carried.

M. VanLanen further moved to send the revised Zoning Map along with the revised Zoning Ordinance to the Town Board to go to public hearing. J. Zlatohlavek seconded. All in favor. Motion carried.

8. Review/discuss proposed amendments to the Town's Ordinances.

D. Cerny reminded Commission members of topics that will need to be covered at future meetings including condo, driveway, and sex offender ordinances.

9. Representative to attend Town Board Meeting on July 10, 2007.

Bill Roskams will attend the Town Board meeting on July 10, 2007.

10. Next Planning Commission meeting is on July 26, 2007, at 6 P.M.

11. Adjourn

D. Herold moved to adjourn at 7:58 P.M. L.Walschinski seconded. All in favor. Motion passed.

Respectfully submitted,

Anita Zipperer, Secretary

Planning Commission, Town of Scott