

**Town of Scott
Brown County, WI
Planning Commission Meeting Minutes
March 26, 2009**

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, Paul VandenPlas, Bill Roskams, Dale Herold, Mike VanLanen, Anita Zipperer, Secretary, and Dave Cerny, Town Planner. Bob Fuhr and Beth Fritsche were excused.

2. Approve Plan Commission minutes of February 26, 2009 meeting

J. Zlatohlavek moved to accept the minutes as presented. D. Herold seconded. All in favor. Minutes accepted.

3. Public input

Anita Zipperer, 4293 Nicolet Drive, requested that the Plan Commission have a future agenda item to discuss the relationship between the Plan Commission and the Town's sanitary districts and water utility. She stated that the recent extension of municipal water along Nicolet Drive was an example of one of the Town's committees making a decision that directly impacts the long-term future of the Town without input from the Plan Commission. She suggested that other Town committees should be required to consult the Plan Commission before they make decisions that affect land use and future development in the Town.

4. Discussion and action on the request to rezone parcels SC-555, SC-556, and SC-556-1 from A-1 Agriculture to R-1 Residential. Subject parcels are located on the northeast corner of Ronsman Road and St. Killians Road.

D. Cerny referred members to his staff report (attachment 1) and the March 18, 2009, minutes of the Green Bay-Scott Joint Plan Commission (attachment 2). Cerny stated that both the Town's Comprehensive Plan and the Joint Planning Committee's Area Development Plans support residential development in the area under discussion. M. VanLanen asked about future plans for the buildings on Lot 2. Surveyor Richard Huxford, 2589 Oak Ridge Circle, DePere, representing Leonard Schott, owner of the property, responded that the future of those buildings is undecided but that they are in need of serious repairs. Following further discussion about the suitability of the parcels for residential development, M. VanLanen moved to rezone Parcels SC-555, SC-556, and SC-556-1 from A1 Agriculture to R1 Residential. J. Zlatohlavek seconded. All in favor. Motion carried.

5. Discussion and action on the request for a single-lot Certified Survey Map (CSM) including the reconfiguration of three existing parcels. Subject parcels SC-555, SC-556, and SC-556-1 are located on the northeast corner of Ronsman Road and St. Killians Road.

D. Cerny referred members to the Preliminary CSM (attachment 3), an aerial map of the property under discussion (attachment 4) and a two-page memo from Brown County Planning regarding stipulations attached to their approval of the CSM. B. Roskams expressed concern about the amount of what appears to be wetland on the property and the fact that the wetland delineations are not yet in place. Mr. Huxford explained that the lots may be large enough to allow houses to be built in non-wetland areas and that the county will be requiring further delineation of the wetland areas. D. Herold expressed concern about creating unbuildable lots on a CSM because of future tax or assessment issues as land around those lots develops. Following further discussion, D. Herold moved to approve the CSM of Parcels SC-555, SC-556, and SC-556-1 as described contingent upon a wetland delineation being done and with the requirement that the lots created be of sufficient size to be buildable for residential buildings. M. VanLanen seconded. Discussion focused on the dilapidated buildings and whether they are subject to zoning violations by creation of the lot lines. D. Cerny said probably yes and that they would become non-conforming and remodeling

could not exceed more than 50% of their value due to their non-conforming status. Motion was called. All in favor. Motion passed.

6. In cooperation with the Town Board--review/discuss the Town of Scott's Comprehensive Plan and implementation strategies.

B. Roskams stated that up-dating the Town's Comprehensive Plan will need to begin soon and requested clarification from the Town Board about what needs to be done and who will do it.

M. Van VanLanen called to order a special joint meeting of the Town Board and the Plan Commission and the Town Board moved to turn the entire meeting, including adjournment, over to Plan Commission Chairman Bill Roskams.

D. Cerny reviewed changes in the Town since approval of the Comprehensive Plan. 22 new homes and 3 demolitions from spring to December, 2005. 15 new homes, 6 demolitions in 2006. 9 new homes, 2 demolitions in 2007. 6 new homes, 0 demolitions in 2008. No new homes completed in so far in 2009. Development has been mainly along sewer lines and in more than half the cases, along sewer and water lines. Also Griftens Restaurant opened and closed, and the gas station on K and Hwy 57 has been constructed and is now open. Residential markets are following national trends and falling off.

D. Cerny distributed and reviewed a Comprehensive Plan Update Proposal from Brown County Planning Commission (attachment 6). B. Roskams pointed out that the \$4,790 Brown County budgeted does not include the cost of paying the Plan Commission members their per diems for 9 extra meetings, printing costs for the books, additional Town Board participation and their per diems, etc. M. VanLanen reminded members that in 2010 the Plan becomes law. Discussion took place about various ways to update the Plan and the possible implications of new data from the 2010 census.

D. Cerny distributed Chapter 9, Implementation, pages 195-206 from the Comprehensive Town Plan (Attachment 7). Members discussed each of the Action Steps and determined which have been completed (marked with an X on the attachment) and which need further attention.

B. Roskams requested that the next Town Board meeting include discussion about the role of the Plan Commission in updating the Plan, whether Brown County should be involved, how much time D. Cerny can devote to assisting the Commission, and other issues that would give the Plan Commission direction in preparing to update the Plan.

Volunteer to attend Town Board meeting on Monday, April 13, 2009.

Bill Roskams will attend. (Note that this meeting is on Monday, April 13 because the Town's Annual Meeting is on Tuesday, April 14.)

8. Next regular Plan Commission meeting is scheduled for April 23, 2009.

9. Adjourn.

D. Herold moved to adjourn. M. VanLanen seconded. All in favor. Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Anita Zipperer, Secretary
Town of Scott Plan Commission