

**Town of Scott ,Brown County, WI
Planning Commission Meeting Minutes
May 28, 2009**

1. Call to order/roll call

Meeting called to order by Chairman Bill Roskams at 6:04 p.m. at the Scott Town Hall.

Present: Jeff Zlatohlavek, Bill Roskams, Bob Fuhr, Paul VandenPlas, Mike VanLanen, Dave Cerny, Town Planner, and Constable Harvey Anderson. Absent: None

Excused: Dale Herold, Beth Fritsche, Anita Zipperer, Secretary.

2. Approve Plan Commission Minutes of April 22, 2009, meeting.

Motion by Zlatohlavek, seconded by VanLanen to accept the Minutes of the April 22, 2009, Plan Commission meeting. All in favor, motion carried.

3. Public Input

None

4. Review/take action on a request for a Conditional Use for an expansion of the Mausoleum at Nicolet Memorial Gardens, 2770 Bay Settlement Road.

Cerny summarized the request. He stated that the request meets the requirements of the ordinance and that the expansion is not substantial enough to warrant any special stormwater management. Future additions will need to be tracked as they may trigger the need for a stormwater pond. Current proposed addition is only 1,415 square feet and total impervious surface is 2,361 square feet.

Cerny also stated that representatives of the Mausoleum do not have plans for all of the land within their ownership. There are 40 acres to the east and 20 acres to the south which may be available for future development. He will be discussing future plans with the Mausoleum representatives since this land directly affects the Area Development Plans that were developed by the Joint Planning Committee.

Jim Gallagher, Area General Manager, speaking on behalf of Nicolet Memorial Gardens stated that there are a total of 3 phases proposed and illustrated in the site plan. The plans as proposed would take approximately 30 years for building out.

Motion by VanLanen to grant the Conditional Use as request, seconded by Zlatohlavek. All in favor, motion carried.

5. Review and discuss the Town's Comprehensive Plan and possible updates.

The Comprehensive Plan was reviewed chapter by chapter in order to identify areas needing to be updated and a strategy on how to accomplish the updates.

Chapter 1: Introduction

~ Need to make mention of the formation of the stormwater management district and of the adopted stormwater management plans.

~ Need to mention village plans and village status as part of goals.

~ Reset 5 year growth increment clock since little or no development has occurred.

Chapter 2: Land Use

~ Village Center needs to be discussed with more options.

~ Maps need to be updated. (with cost estimate)

~ p:45 mention of JPA

~ Charts need to be updated.

~ Need to mention village plans, village status, and need to protect borders.

~ Under land use goals – additional statement to address combination of marginal/non-developable lots.

- ~ Identify multiple areas as potential town centers.
- ~ Discuss proactively rezoning targeted areas.
- ~ Reset 5 year growth increment clock since little or no development has occurred.

Chapter 3: Transportation

- ~ Emphasize DOT discussion
- ~ Cooperation with new Park Committee (update language)

Chapter 4: Economic Development

- ~page 93 –future Town Center
- ~ Mention Town's membership in Chamber, Advance, and 'Better By the Bay' campaign.
- ~ Need to again look at multiple village locations.

Chapter 5: Housing

- ~ The Town needs to discuss multi-family from the prospective of police protection and the high cost of sanitary hook-ups. Also, involve sanitary and water districts in the process.

Chapter 6: Utilities and Community Facilities

- ~ Update reference to Stormwater Management Discussion. (p:132)
- ~ High priority need for unification of the four Sanitary Districts and the Water Utility District into a single entity. It is recognized that a unified district, working within the Comprehensive Plan and with the Planning Commission, provides a better opportunity for developers and development. The unified district also provides more cost effective service and better provides for the health and welfare of the residents of the Town of Scott.
- ~ Discuss / address water main extension either locally requested or mandated by DNR.

Chapter 7: Natural Cultural and Ag. Resources

- ~ Identify the large production farms, town needs to have a dialog with these farmers. And in the future look to create an Agricultural Ordinance.
- ~ Look into creative farming practices.

Chapter 8: Intergovernmental Cooperation

- ~ None

Chapter 9: Implementation

- ~ Ongoing

For the next meeting the Plan Commission will discuss in detail Chapter's 1 & 2.

6. Volunteer to attend Town Board meeting on June 8, 2009.

Bill Roskoms will attend.

7. Next Regular Plan Commission meeting is scheduled for June 25, 2009

8. Adjourn

Motion by: VanLanen, seconded by: VandenPlan to adjourn. All in favor, motion carried. Meeting adjourned at 7:32 pm.

Respectfully submitted,

Dave Cerny
Town of Scott Plan Commission