

**Town of Scott
Brown County, WI
Planning Commission Meeting Minutes
July 23, 2009**

1. Call to order/roll call

Meeting called to order by Chairman Bill Roskams at 6:00 p.m. at the Scott Town Hall. Present: Bill Roskams, Paul VandenPlas, Bob Fuhr, Beth Fritsche, Dale Herold, Jeff Zlatohlavek, Anita Zipperer, Secretary, and Dave Cerny, Town Planner. Mike VanLanen was excused.

2. Approve Planning Commission minutes of June 25, 2009 meeting

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

3. Public input

None

4. Review/Take action on a three lot Combination Certified Survey Map (CSM) located approximately at the southeast corner of St. Killians Road and Verone Ct., parcel number SC-556-2, SC-2172, SC-2173.

D. Cerny referred members to staff notes of July 23, 2009 (Attachment 1) and Attachments 2 & 3, showing an air photo of the lots under consideration and the proposed CSM. Cerny stated this essentially a re-tracement of lot lines, there is nothing unusual about the request, and it fits in with all uses recommended for the area. Following discussion, J. Zlatohlavek moved to accept the three lot Combination Certified Survey Map as presented. P. VandenPlas seconded. All in favor. Motion carried.

5. Review/take action on a proposed single lot Certified Survey Map (CSM) located on the north side of Champeau Road, parent parcel number SC-231.

Cerny referred members to staff notes (Attachment 1) and Attachments 4 & 5, an air photo of the property and the proposed CSM. Cerny stated that this lot falls into the joint planning area so Joint Planning Commission members were polled on the single lot CSM. All 6 members said they were ok with not holding a meeting and would recommend approval because this fell within development expectations for this area. Cerny also stated that the CSM fits zoning ordinance requirements and meets the comprehensive plan. Following discussion that included plans for future roads and variations on lot sizes, D. Herold moved to approve the single survey lot CSM as presented. J. Zlatohlavek seconded. All in favor. Motion carried.

6. Review/take action on a proposed Certified Survey Map (CSM) located on the northeast corner of STH 57 and Gibson Lane, parcel number SC-713.

D. Cerny stated that this and the next agenda item are related. Cerny referred members to staff notes (Attachment 1) and Attachments 6, 7, and 8, including an air photo of the area, the proposed CSM, and a proposed area development plan. Cerny stated that the proposed CSM will put the owner's landscape business into lot 1 which is a conforming use because the land is zoned agricultural. B. Roskams pointed out that the future land use map shows this area as industrial. Following discussion, J. Zlatohlavek moved to approve the CSM as presented. B. Fritsche seconded. All in favor. Motion carried.

7. Review/take action on a proposed rezoning for the northeast corner of STH 57 and Gibson, proposed lot 1, a portion of parcel number SC-713. Request to rezone from A-1 Agriculture to B-2 General Commercial.

D. Cerny referred members to staff notes (Attachment 1) and to Attachments 6, 7, and 8. He explained that the owner of this property wants to expand his landscape business to retail sales which is not allowed under current agricultural zoning. Extensive discussion took place about which zoning might be most appropriate to the situation and to the area under consideration. Members expressed support for the retail business but consensus was they did not want the parcel to become B-2 because of the large number of alternate uses allowed under that zoning. Cerny referred members to the Planned Development Overlay District section of the zoning ordinance which would allow the Town to keep the underlying zoning of agriculture but create an overlay district to allow retail sales. Procedures are almost the same as for a conditional use permit, but conditional use for agricultural zoning does not allow retail sales. After further discussion, B. Fuhr made a motion to table the request for rezoning until D. Cerny, B. Roskams and M. VanLanen can caucus and review alternate zoning options. D. Herold seconded. All in favor. Motion carried.

For informational purposes, Cerny reviewed the Area Development Plan created by Mau and Associates for Timberline Landscapes (Attachment 8).

8.. Discuss/take action to change building setback regulations on primary and accessory structures.

D. Cerny reviewed current setback ordinances (Attachment 9, pages 1-3) and asked for input from the Commission on adjusting setback requirements. Discussion related to the advisability of having different standards for 1 and 2-story buildings, the importance of adhering to the final setback even if there is property transfer, and the fact that a 12' setback is already common in the Town because of the number of single-story homes. D. Cerny will work on language to change the ordinance to 12' side yard setback on 1 or 2-story principal structures, and 12' side and rear yard setbacks for accessory buildings in R1 and Rural Residential areas. He will also look into language to allow flexibility on setbacks for accessory structures.

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

No discussion took place about this item.

10. Volunteer to attend the Town Board meeting on August 11, 2009

B. Roskams will attend.

11. Next regular Planning Commission meeting is scheduled for August 27, 2009.

12. Adjourn

B. Fuhr moved to adjourn, J. Zlatohlavek seconded. All in favor. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Anita Zipperer, Secretary
Town of Scott Planning Commission