

**Town of Scott, Brown County, WI**  
**Planning Commission Meeting Minutes**  
**April 15, 2010**

**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, Paul VandenPlas, Beth Fritsche, Mike Van Lanen, Dave Cerny, Town Planner, Secretary Cheryl Lardinois. Bob Fuhr and Dale Harold were excused

**2. Approve Plan Commission Meeting minutes of March 25, 2010.**

J Zlatohavek moved to approve the minutes as presented. B. Fritsche seconded. All in favor, motion carried.

**3. Review /Take Action on a request by John & Glenn Nimmer for a Conditional Use Permit for warehousing on the northeast corner of Church Rd. and STH 57. Parcel #SC-463. The warehousing portion consists of a portion of the 32 acres.**

D Cerny presented his staff report (attachment 1). The proposal is for individually owned storage units to be built in phases according to demand, sizes will also vary with demand. He highlighted relevant issues relating to the proposal, specifically that the lighting as proposed is consistent with the Town's wish for 'dark sky' compliant lighting (attachment 3). He also stated that the approval of the storm water utility will also be required.

Discussion regarding spacing between buildings and if there was a need for garbage pick-up.

Discussion on 2 ft spite strip along the west side of Nooyen Lane, which would prohibit access to this site, as currently proposed. Until access can be resolved the current proposal would not work.

John Nimmer asked the Plan Commission if they had to make changes how that would the Town review it. M. VanLanen stated that the developer would have to resubmit to start over again. It was proposed by Cerny to itemize these unknown and yet to be resolved issues as a contingency, if the Plan Commission voted in favor of the proposal.

Discussion followed on when and if the driveway should be paved. The Plan Commission was in favor of the plan as proposed which illustrated that the driveways would be paved.

Motion by M. Van Lanen, Seconded by J Zlatohlavek; To accept proposal for parcel #SC 463, located on the northeast corner of Church Road and STH 57. With contingencies as follows:

- 1) Documented legal access to the site from Nooyen Lane or by driveway easement off of Church Road.
- 2) Verification and mapping of wetlands, specifically as they relate to Wequiock Creek.
- 3) Approval by the Town of Scott Stormwater Utility of a stormwater management plan.
- 4) Re-submittal of a final site plan to the Plan Commission, provided a Conditional Use was granted by the Town Board. The final site plan to illustrate all details to the Plan Commission. Including; any adjustments, if necessary to the building locations due to wetland or pond locations, driveway access detail, sign location, and a detailed landscaping plan, illustration number, type and location of all plantings.

All in favor. Motion carried

#### **4. Review and discuss the Town's Comprehensive Plan**

D. Cerny updated the Plan Commission on the Comprehensive Plan and the results from Open House held prior to the Plan Commission meeting. Discussion on future land use changes as proposed by a resident for lands located on the north side of Algoma Road, west of the FEECO Industrial property. Consensus of the Plan Commission was to make the changes as discussed, which would permit mixed uses along Algoma Road, but would maintain the rear of the site as a future industrial site. The final map will illustrate these changes.

#### **5. Next meeting scheduled for May 20, 2010 at 6:00 p.m.**

#### **6. Adjourn**

Motion by J Zlatohlavek, Seconded by B Fritsche to adjourn. All in favor. Motion Carried.  
Meeting adjourned at 7:45 p. m.

Respectfully submitted,

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Cheryl Lardinois, Secretary, Plan Commission, Town of Scott