

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

**1. Call to order/roll call**

Meeting called to order by Chairman Bill Roskams at 6:05 p.m. at the Scott Town Hall. Present: Jeff Zlatohlavek, Bill Roskams, Paul VandenPlas, Beth Fritsche, Bob Fuhr, Dale Harold, Dave Cerny, Town Planner, Secretary Cheryl Lardinois. Mike Van Lanen was excused

**2. Approve Plan Commission Meeting minutes of April 15, 2010.**

Motion by Jeff Zlatohlavek, seconded by Beth Fritsche. All in favor, motion carried.

**3. Public Hearing: To hear comments and review the Addendum to the Town of Scott's Comprehensive Plan.**

Cerny summarized the proposed addendum. No residents commented at the public hearing.

Motion by Herold to close the Public Hearing and to go back to regular session, second by Zlatohlavek. All in favor, motion carried.

**4. Resolution 2010-07-01: To recommend to the Town of Scott Town Board the adoption of the Addendum to the Town of Scott's Comprehensive Plan.**

Brief discussion on the proposed document. Discussion on the implications of accepting the addendum prior to discussing the rezoning and conditional use proposed in the follow agenda items (Item #5 & 6).

Zlatohlavek motioned to accept the addendum to the Comprehensive Plan as stated in Resolution 2010-07-01 with corrections as necessary based on the discussion and action of agenda items 5 & 6, seconded by VandenPlas. All in favor, motion carried

**5. Review Take action on a request by John & Glenn Nimmer to rezone a portion of Parcel # SC-463 from A-1 General Agriculture to B-2 General Commercial. The parcel is located east of STH 57 and north of Van Lanen Road. Parcel #SC-463. The rezoning request consists of approximately 12 acres.**

Cerny explained the proposal stating that is was the same concept and developer as had been considered by the Plan Commission in April of 2010 for the parcel located on the northeast corner of STH 57 & Church Road. He also stated that this proposal outlines all of the same concepts from the previous discussion which are summarized in his staff report.

Mel DePrey, Chairman of Scott 1 Sanitary District and the Town of Scott Water Utility stated that sewer is not yet available to this site. Discussion pursued on how and when the sewer would be extended and who would pay for the installation. Roskams informed the developers that sewer would be needed at some time in the future and that he wanted to make them aware of that fact. Details of the potential for sewer extension were further discussed and that the sewer extension is not planned but could happen at some unknown time in the distant future.

Harold motioned to accept the rezoning, Zlatohlavek seconded. All in favor, motion carried.

**6. 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 12 acres.**

Cerny reviewed the Conditional Use request with the Plan Commission, again referencing the staff report and stating that this request mirrors the same request made by the developer for the site located on the northeast corner of STH 57 & Church road (request discussed at the April, 2010 Plan Commission meeting).

Discussion on the layout being proposed; specifically the portion along the front and center of the proposal with road frontage. The concept is for this parcel to be part of the condo development but developed by a user who would need business frontage along with warehousing space. This portion of the development would also use the new private roads for access in order to minimize driveways along Van Lanen Road.

Motion by Zlatohavek to recommend approval to the Town Board for this Request for a Conditional Use, contingent on the 7 items listed in the staff report as well as the contingency that the two private roads, when finished, will loop and provide a connection to each other. Motion second by Fritsche. All in favor, motion carried.

**7. Review/Take action on a proposed update to the Town's Ordinances regarding nuisances and blighted properties.**

Motion by Herold to table until the next meeting, seconded by Fritsche. All in favor, motion carried.

**8. Communications**

Cerny updated the Plan Commission on the Working Lands Initiative, which were developed by the State to preserve and protect agricultural lands and farming operations. He gave a summary report on the Working Lands Initiative based on the information he had gathered the previous night, at a workshop sponsored by Brown County Planning. No action taken.

**9. Next meeting scheduled for August 19, 2010 at 6:00 p.m.**

**10. Adjourn**

Motion by Zlatohlavek, seconded by Fuhr to adjourn. All in favor. Motion Carried.  
Meeting adjourned at 7:25 p.m.

Respectfully submitted,

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Cheryl Lardinois, Secretary, Plan Commission, Town of Scott