

PLAN COMMISSION MEETING MINUTES

December 12, 2018

Call to Order Plan Commission Meeting: The meeting was called to order by Chairperson Tom Winker order at 7:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of compliance with WI Open Meetings Law.

Also In Attendance: Plan Commission members Tom Bichler, Larry Bares, Al Poull, Matt Fuller, Dennis Dimmer, John Paulus and Charlie Parks, Secretary Ginger Murphy and Scott Ruppel. Jeremy Risch excused.

Minutes: Ginger Murphy informed the commission that Dan Large had requested a correction to the minutes to include the words 'and/or friends' in the fifth paragraph on page 3. Motion Fuller/Poull to approve the November 14, 2018, minutes with the correction noted; motion carried.

Ruppel Rezone Request – Hilly Lane: Scott Ruppel request rezone to construct a single-family home in A-1, agricultural, zoning district on a 35-acre parcel at the end of Hilly Lane (01-002-03-003.00) to include a ½ acre piece of land west of the 35 acres (01-002-08-002.00) Mr. Ruppel introduced himself and explained his plan to purchase and build on the property. He stated the will not change except for the addition of a home. Land meets minimum requirement of 35 acres. There are three other homes in the immediate area. Tom Winker informed Mr. Ruppel there are no plans to pave Hilly Lane. Scott stated the neighbors welcome another resident to keep the road maintained. Scott stated the ½ acre piece of land will not be developed. Most of the existing evergreens are in bad shape, and he wants to add some hardwood for the wildlife in the area. None of the land is currently farmed. Charlie Parks stated when Les and Mary Paul (current owners) bought the property it was under the old farmland preservation plan and was buildable as such. The new farmland preservation plan requires the land to be rezoned. The area has a rural density to it and is somewhat its own little residential hamlet. Land is on a town road and the property is well suited for a residence and is not being farmed. Tom Winker stated this rezone will not take land out of farmland preservation since it is currently full of trees. John Paulus questioned the reason for rezoning and was informed the land must be rezoned to A-2 to build a home required by regulation of the new farmland preservation plan. John feels rezoning to A-2 gives landowners to much wiggle room for land use down the line. Zoning ordinance still requires a minimum of 35 acres to build in A-2. Motion Fuller/Poull to recommend town board approval of the rezone request. Fuller, Poull, Bares, Winker, Bichler, Parks, Dimmer voting in approval. Paulus denied.

Farmland Preservation Plan Communication with DATCP: Charlie Parks presented communication from DATCP regarding rezoning in farmland preservation areas. The Town's inquiry concerned rezoning land for residents wishing to build homes for themselves or relatives which may or may not be involved with a farming operation. Charlie asked for help establishing clear guidelines for the minimum standards that would warrant rezoning out of A-1. The answer from DATCP was sympathetic to the Town's 'challenging position', and offered two points for consideration when rezoning.

1. Does the scenario fit with the Town's vision that the highest and best use of the land in the district is agriculture and agriculture-related uses? The purpose of the district points out that conditions associated with farming are understood to be present in the district, and, as a result, there is a clear suggestion that nonfarm residences my not be appropriate for the area.

2. Does the scenario present the possibility of an increase in nonfarm residences in the area a threat to existing farm operations?

DATCP was wary of suggesting stricter guidelines. If the town gets too accommodating the Farmland Preservation Plan will slip away, and if too rigid, people become upset. The state stated they do not second guess the town's decisions, and leave it up to local zoning. It comes down to a case-by-case basis. Every case the town decides becomes precedent. Consistency is the most important. Rezone findings and decisions are ultimately the Town's to make. No development is allowed in A-1. Discussion turned to contemplating the following:

- Questioning whether or not the new ordinance is going back to allowing homes on 35 acres
- Allowing development only among current development
- Accommodating new homes for families that work on the farm
- Rezoning should remain consistent with comprehensive plan. Possibly do not allow any rezoning or construction in A-1 and no more construction in A-1 except for people engaged in farming

Gasser Rezone Request – Cty Rd LL: Postponed until the January meeting.

Adjourn: Motion Fuller/Bares to adjourn at 8:45.

Respectfully Submitted,
Ginger Murphy