

# PLAN COMMISSION MEETING

## Minutes

January 9, 2012

Commissioners Present: Steve Greb, Lorraine Gardner, Dean Hein, Bob Uphoff

Commissioners Absent: Tim Andrews, Vicki Wangerin, Jim Molloy

Also Present: Erica Schmitz, Land Use Manager

Called to order by Acting Chair Gardner at 7:09 PM.

### **I. Minutes**

- A. Motion: Uphoff/Hein. Approve November 14, 2011 minutes. Motion carried.

### **II. Announcements**

- A. Commissioner appreciation event: Tuesday January 24th @ 7:00 pm
- B. Discuss February Plan Commission meeting date: Erica will be out of town on our regular meeting date. Commissioners directed Erica to evaluate the agenda items: if they are more complex, the Plan Commission can meet on February 6<sup>th</sup>. If they are more straight forward, see if another staff member can staff a meeting on the 13<sup>th</sup> of February.

### **III. Business**

- A. Pre-application meeting with Don Anderson to discuss a potential land division and rezone for a home site in section 17.

No motion. Pre-application meeting.

Discussion: Erica reviewed the contents of the discussion at the pre-application hearing from November. In November, Commissioners had been favorable toward a proposed home site and a possible variance from lot size. Erica explained that the primary differences between the agreement discussed in November and the updated agreement is that rather than reserving the right to a future land division, Mr. Anderson would make that land division prior to the land sale to Dane County, and the size of the land division would be ~12 acres. Erica enumerated the benefits to the changes being discussed as well as the need for a greater variance than previously anticipated. Benefits included clear distinction between public and private property, a funding scenario that is more likely to succeed, and a more simplified deal that is more likely to be realized. The commission's reaction was mixed. One commissioner commented that the benefits were clear. Another commissioner raised the issue of needing to demonstrate the conservation values being protected, and how this situation would be different from any landowner wanting a larger variance. Erica responded that there are significant conservation values on the property, and that they would be protected by a conservation easement. Erica reviewed the benefits of the ~12 acre up-front land division scenario. Some commissioners appeared to be supportive, while others were skeptical. No consensus was reached.

- B. Consider a Certified Survey Map to formalize the previously approved Lakeside Street road vacation in section 8.

Motion: Uphoff/Hein. Recommend Town Board approval of the Certified Survey to formalize the previously approved Lakeside Street road vacation in section 8.

Discussion: Erica explained that the Certified Survey Map serves to formally attach the vacated portion of former Lakeside St. right of way to the recipient owners' lots. Since November, the surveyor reviewed the findings of the initial survey and updated the CSM to preserve the three lots' lake frontage. Doug Strander, owner of one of the lots, was present and was in favor. Commissioners reviewed CSM checklists Erica provided. Motion carried.

C. Consider a Certified Survey Map to combine two lots in section 8.

Motion: Hein/Uphoff. Recommend Town Board approval of the Certified Survey to combine lots 8 and 9 of unrecorded plat of Mahoney park on Maple Drive in section 8.

Discussion: Erica explained that the lots are being combined to meet the minimum lot width and area requirements in the Shoreland Zone. The Gordees plan to remove the existing home and construct a new one. Commissioners reviewed CSM checklists Erica provided. Motion carried.

Meeting adjourned by Acting Chair Gardner at 8:08 pm.

Submitted by,  
Erica Schmitz, Land Use Manager/Deputy Clerk Treasurer