

TOWN OF HORTONIA
Minutes of Plan Commission meeting August 2, 2010

The meeting, called to order at 6:36 pm by Plan Commission (PC) Chairman David LeMahieu, had Commissioners Nancy Willenkamp and Ryan Van Camp present; Commissioners John Wiesner and Dave Ogilvie were absent; also present, Town Chairman John Jaeckle, Clerk Andrew Hogan and applicant for the Certified Survey Map (CSM) Jim Clegg representing Hortonia River Rd, LLC. Two others were also present.

The main purpose of the PC meeting was to make a recommendation to the Town Board after reviewing the CSM proposal extending River Road across State Highway 15. The CSM is contained wholly within the property owned by Hortonia River Rd, LLC and Thomas J. & Deanne R. Ort including parcels 120-0240-00, 120-0240-02 and 120-0279-00 containing 53.4014 acres in Section 19, Township 22 North, Range 15 East, Town of Hortonia.

PC verified that public notice of meeting and agenda were posted at Town Hall, Fire Hall, Modern Flooring, www.townofhortonia.org, and notice given on Town's answering service 779-9780.

PC appointed Van Camp as Secretary and Wiesner as Vice Chairman; agreed to have Clerk take minutes.

PC heard from Clegg expressing concern over clause #3 and #9 of the Developer's Agreement, citing need for Town to provide future development site with utilities such as water, with possible sanitary sewer utility agreement with New London; recommended Town develop a plan to provide utilities as a means to deter annexation rather than relying on clause #9; requested permission to erect billboard advertising commercial site development ahead of compliance with clause #3; expressed positive outlook for sustained growth given Town's zoning efforts, after 4-lane construction of Hwy 45 and Hwy 15 bypass.

PC heard from Jaeckle expressing concern that WisDOT will not grant the access if proposed road only services Ort and Clegg properties.

PC heard from David and Jon Lathrop in support of CSM provided it does not affect their properties; not extend River Road through their parcels to connect to Cross Rd.

Clegg assured Lathrops WisDOT is not requiring River Road to connect to Cross Rd; contended that River Rd extension will be asset to Town.

PC noted that a 22,411 sq. ft. portion of parcel 120-0279-00 will need to be rezoned from A-1 to C-1 prior to commercial development, which will require concurrent revision of related portion of Future Land Use map to designation consistent with C-1 zoning; noted setback requirements are an issue given proximity of existing house to proposed road.

Willenkamp motioned, seconded by LeMahieu, to accept the CSM proposal, recommending a variance be sought in order to address setback requirements. Carried – 3 ayes, 0 nays.

PC directed Clerk to provide Clegg with letter indicating PC's action.

PC reviewed attorney Carlson's two zoning amendment options for the regulation of accessory buildings in residential and rural estate districts, seeking insight from Jaeckle. Willenkamp motioned, seconded by LeMahieu to table item, recommending officials solicit input from electors at Annual Town Meeting. Carried – 3 ayes, 0 nays.

PC reviewed Carlson's revisions to Jeff Sanders' 2nd draft Land-division/Subdivision ordinance. LeMahieu cited 10 objectives from the Town's Comprehensive Plan necessitating changes to existing ordinances.

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LeMahieu motioned, seconded by Willenkamp, to recommend that the Town Board set a date for a special meeting of the Board and Commission to examine Carlson's annotated revision of Sanders' 2nd draft Land-division/Subdivision ordinance in order to expedite completion of a final draft. Carried – 3 ayes, 0 nays.

PC appointed Willenkamp as representative to August 17th 8:30 am Safe Routes To School meeting at Liberty Hall Conference Center, Kimberly.

Meeting adjourned 7:58pm. Next regular Plan Commission meeting: Tuesday, September 7, at 6:30 pm.

These minutes are unapproved and subject to final Commission approval. Respectfully submitted, Andrew Hogan, Clerk