

Town of Saratoga Plan Commission

July 25, 2012

Members Present

Dan Forbes, Chair
Gordon Wipperfurth, Co-chair
Tom Grygo, Secretary
Dave Barth
Terry Hoffman
Lisa Klein
Sarajane Snyder
Lorelei Fuehrer, Alternate

Public Present

Pat Pavloski Great Northern Timber
Chris Renner, MSA
Roy & Colleen Ferkey, Ferkey Builders
10 Others

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:30 P.M. on July 25, 2012 in the Saratoga Town Hall. The meeting was officially noticed.

Barth made a motion to accept the minutes of the July 11 meeting, second by Hoffman, motion approved.

Chris Renner presented a plan showing 8 condominium units on lots 13-15 in the Wood County Plat of SouthShore at NEPCo Lake.

Forbes questioned why develop the condominium into the subdivision. Renner said the condo plats are selling better.

Wipperfurth asked if Great Northern Timber will improve the boat access. Renner said there is no improvement planned. A discussion on the possible use of the lake access followed.

Forbes asked if there are any legal problems converting subdivision lots into condominium property. Renner said the lots would be released from the existing subdivision covenants and added to the condominium declaration.

Motion by Wipperfurth to recommend Town Board approval for converting lots 13-15 from the subdivision to the Point Cove Condominium and adding 8 condominium units; second by Klein, motion approved.

Roy Ferkey, Ferkey Builders, presented the final design for Shiloh's Way Adult Community. Fuehrer asked if he had checked with emergency government regarding the turn radius of the cul-de-sacs. Ferkey said he checked with the Nekoosa Fire Chief. Ferkey said the Nekoosa Fire Chief actually measured the turn radius of their largest truck to establish the 50' radius of the proposed cul-de-sacs.

Fuehrer asked about the location of the septic fields. Ferkey said they would be within each "lot" in order to keep the septic field out of the green space. Both the county

sanitarian and an installer, Ferkey talked with about the location, agreed on the location for the septic fields.

Snyder asked about the wells. Ferkey said there would be one 6" drilled well for each cul-de-sac.

Fuehrer asked if the road names were permanent. Forbes said the road names are the developer's choice. However, emergency government may have final approval.

There was a question raised about the paths shown on the plan. Ferkey said the paths would be walking and bicycle paths, with natural materials at first and possibly paved with a road base material latter.

Wipperfurth asked about the set back from the property line for lots 17 and 39. The draft zoning ordinance does not specify any set back district from the property line as a buffer, the only set backs are for principal and accessory buildings.

Motion by Snyder, to recommend approval to the Town Board of Phase 1, units 1-7 of Shiloh's Way Adult Community as presented, second by Barth, motion approved with Fuhrer abstaining.

Forbes asked for a review of Section 6.5, Manufactured (Mobile) Home District no comments, Section 8 Industrial District, no comments, Section 9 Special Purpose Overlay Districts, Fuehrer commented uses should be conditional rather than permitted. Snyder said we should include adult entertainment "strip clubs" as a conditional use in the commercial district. (note to check with Town of Grand Rapids regarding their ordinance regulating adult entertainment establishments). Comment on 9.2.2, change "building code" to "regulations". A discussion followed on including Planned Unit Development and Conservation Subdivision in Section 9 as both are overlay districts. Grygo said other towns zoning ordinances and the county subdivision ordinance have these districts as part of the residential district, even though they are overlay districts. It was agreed to keep the Planned Unit Development and Conservation Subdivision in Section 6.

Section 9.3 Natural Resources Protection, no comments.

Review Section 10 Rural Preservation District.

A question was raised about the meaning of "large tracts of land", no conclusion was reached except large tracts should be defined and included in the definitions section of the zoning ordinance.

Grygo suggested including Conservation Subdivision in Permitted Uses, as this is listed as a use in the Comprehensive Plan. Klein pointed out the Comprehensive Plan also includes small and limited agriculture uses in Rural Preservation.

A discussion followed regarding including prohibited as well as permitted and conditional uses in all the proposed districts. Grygo said he would check with Gary Popelka regarding prohibited vs. restricted.

Signing

Snyder said she would like to see size restrictions, a permit process and use of solar lighting on all future signs. Wipperfurth said the town is cluttered with signs. Barth commented if we declare a sign non-conforming, and request immediate removal the town may have to pay for the removal.

Grygo suggested each member review the Town of Grand Rapids, and the Village of Plover ordinances regarding signs and note what information we should include in our sign ordinance.

Barth said we did not approve agenda item 4. Motion by Barth to approve Section 6.5, Section 8, and Section 9 as reviewed and revised, second by Hoffman, motion approved.

The next meeting of the Plan Commission is scheduled for August 8, 2012 at 6:30 PM in the Saratoga Town Hall

Motion by Hoffman second by Snyder to adjourn

Meeting adjourned at 8:18 P.M.