

Town of Saratoga Plan Commission

April 11, 2012

Members Present

Dan Forbes, Chairperson
 Gordon Wipperfurth, Vice Chairperson
 Tom Grygo, Secretary
 Dave Barth
 Terry Hoffman
 Lisa Klein
 Sarajane Snyder
 Lorelei Fuehrer, Alternate

Public Present

Pat Pavloski, Great Northern Timber Co.
 Brad Pavloski, Great Northern Timber Co.
 Chris Renner, MSA Corporation
 Roy Ferkey, Ferkey Builders
 19 Others

Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:30 P.M. on April 11, 2012 in the Saratoga Town Hall. The meeting was officially noticed.

Motion by Klein to dispense with reading the minutes and accept the minutes of the November 30, 2011 meeting, second by Hoffman, Grygo asked to revisit the definition of “accessory building” before adjourning the meeting, motion to accept the November 30 minutes approved.

Forbes asked representatives from Great Northern Timber Co. to explain their proposal. Pat Pavloski presented an aerial view with map overlay of the proposed condominium on the south shore of Nepco Lake. He said the development is planned for 85 units on 85 acres and an additional 11 units on 11 acres. 50 units will have lake access with boat slips. The boat slips have not been located yet and will depend on sale of the units.

Barth asked about water supply to the units, would it be individual wells or a common supply? Brad Pavloski said it depends on sales. He prefers a 4” PVC pipe well for each unit; however, the gallons per minute available at individual wells may require a common supply from a 6 inch steel pipe well. He said at the recently completed shop, adjacent to the condo parcel, the water supply is 9 gallons per minute.

Barth asked how they will handle storm water runoff. Chris Renner said there are two retention ponds planned. Pat Pavloski further explained they do not intend to dispose of excess top soil in the roadside ditches or retention ponds, in order to maintain permeability in these areas.

Fuehrer asked if the runoff being considered is from the roads or homes. Pat Pavloski said it is from both.

Wipperfurth asked if a community building is being considered. Brad Pavloski said it is not feasible at this time.

Fuehrer asked what the common areas include. Renner and Pavloski said it is all the area shown as green on the proposal, including the interior roads, exclusive of the individual units.

Barth commented that state gas tax monies would be available on the main road, shown in white on the proposal. The interior or private roads would be developed to a 66' ROW but not receive state gas tax money until turned over to the Town. Pat Pavloski said the roads and the distance to a structure for fire apparatus access was based on COMM 62. He also said they met with the Grand Rapids Fire Chief and were told a fire apparatus access distance of 200' was acceptable as the fire trucks carry more than 200' of hose. Pat also said the condominium would be gated and accessed with a key card, and open in the event of an emergency. *(Note: COMM 62 has been replaced with SPS 362 and the fire apparatus access section removed. Grand Rapids Fire Dept. provides fire protection in north portion of the Town of Saratoga)*

Fuehrer asked if each unit will have an individual mailbox or would the mailboxes be grouped. Brad Pavloski said the mailboxes would be grouped. Fuehrer asked if garbage collection would be individual or grouped. Brad said he did not know at this time.

Wipperfurth asked about utilities. Brad said all utilities would be underground.

Question from the audience about what the homes will cost. Brad Pavloski said at Castle Rock, the costs are between \$225,000 and \$400,000 which includes land and home. The homes at Castle Rock have log style siding, which is the theme for that development. He was not sure what the theme would be for the proposed Nepco Lake condominium. Brad said the development will have the same basic architectural look, with variations in the design of the homes.

Fuehrer said she hoped that local builders would be hired.

Brad Pavloski said they will go local if at all possible. They are not tied to any builder and do not have owner interests with any contractor.

Wipperfurth asked if they plan to market the project locally or otherwise. Brad said they want to work with a local market and do not broadcast market; they will target specific zip codes, school districts, etc. He said the turnkey price for a condo unit is approximately \$225,000.

A member of the audience questioned having a common septic system rather than individual systems for each unit and went on to say any member of the Plan Commission should be able to explain the sanitary codes.

Fuehrer said the county and the state approve sanitary permits, not the towns. The Plan Commission has no jurisdiction regarding sanitary permits. Forbes said Domtar has placed a deed restriction on the property defining a set-back distance from the lakeshore for septic systems.

The question was again raised about the wisdom of a combined septic system rather than one septic system per home. Forbes said the combined septic system is no different than what is approved by town ordinance for a mobile home court. He said a mobile home court has a higher density of homes per acre and concentrates the septic system on a smaller area of land than the proposed condominium.

Several questions at the same time came from the audience. Forbes said you missed your chance last night to discuss this at the annual town meeting. A discussion with the audience followed about posting of the annual meeting and informing the public about the meeting. Forbes said the annual town meeting for 2013 is scheduled for April 16.

A member of the audience asked if the Pavloski's would walk away from the project after it was completed. Bard Pavloski said they have a 20 year agreement of responsibility.

Forbes asked Brad and Pat Pavloski what the Plan Commission should be looking for, or may have overlooked in the current Town ordinances regarding the proposed condominium development. Renner said the one acre minimum per home.

Pat Pavloski mentioned there will be no irrigation systems in the condominium as Domtar has a zero phosphorus policy. All fertilizers must be zero phosphorus and Domtar will be monitoring the water quality of Nepco Lake.

Wipperfurth asked if the development will adhere to the 35' lakeshore buffer. Brad Pavloski said yes.

Fuehrer asked about cutting the weeds in Nepco Lake. Pat Pavloski said they have purchased five weed harvesters and have a permit from the DNR to cut the weeds. They recognize that cutting will not kill the weeds, only control them. He also said the DNR plans to study the Asian Milfoil (*Eurasian Water Milfoil*) growth in the lake. Apparently the Eurasian Water Milfoil is not killing the native vegetation, as it normally does, and the DNR wants to study its growth in Nepco Lake.

Hoffman asked about an internet ad for the condominium and the slogan "Canadian Lake in Central Wisconsin" Brad Pavloski said the slogan is from an old Mercury Marine ad which was filmed at Nepco Lake.

Forbes thanked Brad and Pat Pavloski and Chris Renner for their presentation and answering questions.

Forbes asked Roy Ferkey to present information regarding his proposed adult community development. Roy Ferkey said his plans are not as far along as Great Northern Timber.

Snyder asked to see a copy of the proposed development. Ferkey handed out copies to the Plan Commission and commented he is working with Wood County on the septic system as it would be a combined system rather than individual.

Snyder commented the design is the “same old, same old” it is an average design with no green space, and could be more creative. Ferkey pointed out the proposed walking/bicycle trails in the design. Snyder then commented on the lack of walking trails or bike trails in the Great Northern Timber proposal.

Brad Pavloski said they found the trails on other properties they have developed did not get used as anticipated and could become a liability if not properly maintained. Questions were asked from the audience about closing the airport trail and Brad Pavloski said they have sold the property.

Wipperfurth asked Ferkey the size of the proposed development; Ferkey said it is 40 acres with 48 proposed units.

Fuehrer asked about green space. Ferkey said there is green space proposed around the edge of the development, a common center area or park in phase four. Phase one would have eight homes.

Wipperfurth asked if someone wanted a particular unit in other than phase one would it be developed. Ferkey said no, development would follow the phases as shown. Wipperfurth then asked if he was working with a designer. Ferkey said no.

Fuehrer commented that fire equipment may not be able to negotiate the curves as shown on the design.

Comments were made from the audience about reading the Town Comprehensive Plan, and also about adhering to the current ordinance of one acre minimum per lot.

Grygo said the Planned Unit Subdivision (PUD) and Conservation Subdivision concepts are part of the Town Comprehensive Plan which was approved in 2007. The plan was available for a 30 day public review and a public hearing was held before the comprehensive plan was adopted by the Town Board. No comments were received in opposition to the proposed plan.

Additional comments from the audience were made about keeping to the current 1 acre minimum lot, accusing the Plan Commission of being a “good ol’ boy group”, and not communicating with the public by mailing meeting minutes to all the residents. A comment was also made about the lack of information and poor quality of the Town website compared to other town websites.

Brad Pavloski said he do not agree with the charge of “good ol’ boy” as they have been working with Fuehrer and the Town to refine the design. He said Lorelei Fuehrer arranged the meeting with the Grand Rapids Fire Chief regarding the condominium layout and fire access. As a result of that meeting, and at the Towns’ request, the condominium road designs and some building setbacks have changed.

Forbes said the Town is not mailing meeting minutes due to the mailing cost and the availability of the internet.

A member of the audience questioned why Ferkey could not give up 8 units and only develop 40 units on 40 acres.

Barth asked why the one acre lot per home is set in stone.

A member of the audience outlined the procedures, he said he received from someone at the Wood County Courthouse, for amending a Town ordinance and asked where we are in the process.

Grygo said we are at the 1st step.

There was a question from the audience about the delay in updating the website regarding posting of meeting minutes. Forbes said there is about a two week delay from the meeting date to actually posting the minutes on the website. *(Note: minutes from a town board or committee meeting may not be published until they are approved at the next meeting of the town board or committee. Since the Saratoga Town Board meets the first and third Wednesday of the month there will be at least a two week delay in publishing the Town Board meeting minutes)*

Grygo said the Planned Unit Subdivision and Conservation Subdivision designs are not being view by the Plan Commission as a broad bush applied to the entire Town. Both the PUD and Conservation Subdivision are considered overlay districts in the zoning plan and are not located on the ground until a design proposal is approved by the Town Board. The concepts are alternatives to the typical subdivision layout and an option for conserving natural features of the landscape. There will be strict requirements placed on this type design.

Fuehrer commented she has an engineering background and wrote the Grand Rapids Comprehensive Plan, is the Building Inspector for Saratoga and the Village of Plover. She also said her maiden name was Ferkey and then named several of her relatives in the audience. She went on to say the public should be working with the Plan Commission, not fighting them and making accusations. She said she felt the audience was “off base” with their negative comments.

A question was raised from the audience regarding the cost of new roads in the proposed developments and cost of maintaining the roads. Forbes said the town receives approximately \$2000 per mile road aid from the state. This money is used toward maintenance of the approximately 100 miles of town roads. A question was raised from the audience about how many miles of roads would the proposed development add and how this would affect taxes. Pat Pavloski presented a sheet showing a projected addition to the tax base of \$47,375,000.

Forbes said he appreciated the local input and thanked the members of the audience for their comments.

Wipperfurth suggested to the Plan Commission we provide the audience with copies of pg 29 from the Town of Lincoln Zoning Ordinance which shows examples of a typical subdivision and an open space development or PUD. Copies were made and distributed. Grygo reviewed the drawings with the audience.

Forbes opened the discussion of adding a Planned Unit Development (PUD) section to the current Building Ordinance.

Grygo said since the town does not have a subdivision ordinance the Wood County Ordinance 701 Land Subdivision Ordinance applies. He then read chapter 701.07 Planned Residential Unit Development.

Fuehrer commented the minimum acreage for a PUD in the county plan is five acres. She said a previous draft proposal changing the town building ordinance stated 20 acres as the minimum for a PUD.

Wipperfurth commented why place restrictions of minimum acreage beyond 5 acres; let's use the land wisely.

Pat Pavloski commented the best example for allowing a 5 acre minimum is the point of land on Nepco Lake within the proposed condominium. As a stand-alone parcel it could be developed and still keep a good portion of the area natural.

Grygo then read a proposed change to the Town of Saratoga Building Code Ordinance Section 3.6 Lot Size (Proposed wording is in italics)

3.6 Lot Size

A. Except as provided in D minimum lot size for any dwelling shall be one (1) acre, which may include ½ the road right-of way on the front lot line.

B. Sub-division lots are required to meet the ordinance restriction.

C. Except as provided in D there shall be only one dwelling per ~~parcel~~-sub-division lot.

D. Planned Unit Residential Subdivisions shall meet the requirements of Wood County Land Division Ordinance 701-07. Condominiums shall meet the

requirements in WI Statutes 703. The density of Planned Unit Residential Subdivisions, and Condominiums may not exceed a density (of one dwelling per parcel) (of the district in which they are located).

Grygo suggested replacing the word “parcel” in item C with “subdivision lot” since a PUD and Condominium type development is not subdivided and is only one parcel. A typical subdivision density would remain at one residence per lot. He also suggested the last sentence in item D end with “of the district in which they are located”, as this wording preserves the density of the underlying district regardless of its location or possible future changes in allowable density.

Klein made a motion to accept the proposed revisions with the wording “of the district in which they are located.” Second by Snyder, motion passed without objection.

Grygo asked the commission to reconsider the previously approved wording of “Accessory Building” as stated in the November 11 2011 minutes, with specific reference to a detached garage. He said the existing Town Ordinance 9-5-7 amends the Building Code Ordinance 03-21-07A and defines accessory building

Accessory Building An accessory building shall be any structure which is not the principal use of the parcel of land. (e.g., generally, a house would be considered a principal building; a detached garage or storage shed would be an accessory building.)

The definition of accessory building in the Town Ordinance 9-5-7 is consistent with other city and town plan. A brief discussion followed regarding size of an accessory building as a percentage of the lot area.

Grygo made a motion to accept the definitions of Ordinance 9-5-07; second by Barth, motion passed without objection.

Forbes set the date of the next meeting of the Plan Commission for May 9, 2012, at 6:30 PM in the Town Hall.

Fuehrer motion to adjourn, Grygo second, motion passed

Forbes adjourned the meeting at 8:45 P.M.

Tom Grygo, Secretary