

Town of Saratoga Public Hearing and Plan Commission

January 12, 2022

Plan Commission Members	
Sarajane Snyder, Chair	Dave Barth
Vacant, Co-chair	Josh McDonald
Tom Grygo, Secretary	Gordon Wipperfurth, Alternate

Public Hearing

- 1 Sarajane Snyder opened the public hearing at 6:30 PM on January 12, 2022, to receive comments for the consideration of a request by Al Wondzell to rezone parcel 1800316, at the NW corner of Hwy 13 and Evergreen Ave from Rural Preservation District for proposed frontage lots 1-4 of approximately 4 acres each to Commercial District and proposed lots 5&6 approximately 10 acres each to residential. Also, to receive comments for the consideration of another request by Al Wondzell to rezone parcel 1800354 at the SE corner of Hwy 13 and Evergreen Ave. from Rural Preservation District for frontage lots 17,18,19 approximately 3 acres each to Commercial District and remaining lots 12,14,15,16 totaling approximately 16 acres to residential

Public Comments

Alan Panek, attorney representing Mr. Wondzell, said Mr. Wondzell is in Florida and wanted representation at the meeting. Panek said the rezoning request is consistent with the Comprehensive Plan and the Zoning Ordinance.

Rhonda Carrell said she is concerned about changing the zoning without a clear picture of what rezoning looks like.

Steve Lewellen said he has no problem with the rezoning. He has property on the SW corner of the intersection and plans to relocate his business there.

Rob Borski said he has concerns about traffic on Hwy 13 and Evergreen, claimed it is a dangerous intersection, wants reduced speed on Hwy 13.

Lorelei Fuehrer said the application is for the rezoning and not for business purpose.

Hearing no further comments Snyder adjourned the Public Hearing at 6:37 PM.

Plan Commission

Snyder opened the Plan Commission meeting immediately following the public hearing, the meeting was officially noticed.

Motion by Wipperfurth to approve the December 8 minutes, second by Barth motion approved.

Wondzell Rezoning request

Grygo reported on a conversation with Adan DeKleyn, Wood County Planning & Zoning regarding the proposal by Mr. Wondzell. DeKleyn said the proposal as submitted with the number of lots shown on each site requires approval by the County for compliance with the County Land Division Ordinance.

He said the proposed lots are not on a CSM or other recognized map and therefore would be considered nonexistent and rezoning could be denied by the County.

Mr. Panek said Wondzell plans to build pole buildings on the sites and sell the properties as necessary. A discussion followed about the commercial designation shown on the future land use map. Snyder said the symbol over the intersection of Hwy 13 and Evergreen Ave. is ambiguous about what is the proposed commercial zone. Mr. Panek claimed the Future Land Use map clearly shown the intersection to be considered as Rural Commercial. Discussion followed about the extent of a commercial corridor along Hwy 13 and how far south it would extend.

Motion by Barth to recommend Town Board recommend County approval of rezoning request by Mr. Wondzell; motion died for lack of a second.

Wipperfurth said we establish a commercial corridor or not and follow the guidelines in the zoning ordinance.

Motion by Wipperfurth to recommend the Town Board approve parcel 1800316 as Highway Commercial District, second by Mc Donald motion approved 5-0.

Motion by Wipperfurth to recommend the Town Board not approve parcel 1800354 until further discussion to determine the extent of the Highway Commercial District, second by Mc Donald motion Approved 4-1 (McDonald, Wipperfurth, Snyder, Grygo yes, Barth no).

Mr. Panek asked that a finding of fact is compliance with the Comprehensive Plan or land south of Evergreen is not commercial. Wipperfurth said it is the designation of the land south of Evergreen

Public Participation Plan

Grygo read the Public Participation Plan from the NCRPC.

Motion by Wipperfurth to recommend approval of the Public Participation Plan, second by McDonald, motion approved.

Information from commission members.

Wipperfurth thanked Carrell for sending out the SPARKS meeting minutes. He also said the Town Board minutes of December 15 misstated that the company which designed the flag is out of business. It is the print company which designed the letterhead that is out of business. He also commented on the proposal to have a joint meeting with the Town Board and Plan Commission, and that the Town Board will review all future CSM requests to comply with the 30-day review by the County.

Snyder said the Town Board has recommended Rob Borski as a Plan Commission member.

Information from the Public

Bill Leichtnam via Zoom commented the audio was not good. He recommended the Town consider working with Lynn Markham UW Extension Shoreland and Land Use Specialist and encouraged a meeting with her prior to the February 9 Plan Commission meeting, Snyder said she will talk to Terry about a joint meeting as discussed.

Lorelei Fuehrer asked if the Town has received any additional information from Mike Zurfluh regarding the proposed rental space at Pirco. Snyder and McDonald both said no.

The next meeting is February 9, 2022, at **6:00 PM**

Motion by Wipperfurth to adjourn second by McDonald, meeting adjourned 7:58 PM