

Town of Saratoga Plan Commission

March 10, 2021

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

Public Hearing

Dan Forbes opened the public hearing at 6:30 PM on March 10, 2021 to receive comments to consider the request of Ruesch Companies for a Planned Unit Development to allow nine (9) duplexes, located in section 32, T21N, R5E, lot 1 Wood County CSM 1445, parcel # 1800551, consisting of 9.62 acres fronting on Silver Creek Trail, Wood County

Public Comments

Rob Borski: PUD is as bad as the “farm.” Wants the Plan Commission and Town Board to consider removing all duplex housing from the zoning ordinance. Also commented about traffic safety and line of sight problem on HWY 13 with school bus and oncoming traffic.

Nancy Koch: The project is for Sand Valley and says it is a commercial development. Concerned with over crowding with people and vehicles.

Duane Hardy: Read statistics on water and sewer use, traffic, crime property value, etc.

Karen Cashen: Read objections to PUD. Concerns about erosion on 10-mile creek, and effect of sanitary systems on groundwater. Also commented about working with DNR and NRCS regarding erosion on the 10-mile creek.

Bruce Dimick: Suggested having a study by a hydrologist regarding residential lot size for well and septic. He suggested the PUD application be put on hold until a study is completed.

Craig Zolnik: Comments against PUD development impacting on rural character of area.

John Endrizzi, Town of Rome: Commented about testing water in the 14-mile watershed, recommended a hydrological study before acting.

Criste Greening: Concerns about future development of larger tract recently purchased.

Bryan Hamm: Commented about following the comprehensive plan.

Deanne Borski: Provided each Plan Commission member, prior to start of meeting, with a detailed handout opposing the PUD. She asked that the members read it before making a decision.

Shane Ruesch: Said he was taking notes regarding public concerns. Storage units are not part of the development. The development was not being built for Sand Valley use. The Evergreen Ave. development had only two people who worked at Sand Valley, who have since moved out. The units planned at Silver Creek Tr. are higher end with monthly rentals of \$1,000-\$1500. Ruesch said his company is responsible for all maintenance. He said the site plan is preliminary and subject to change.

Terry Rickaby: Asked the Plan Commission to table any decision on the PUD.

Rhonda Carrell: Asked Ruesch about how many of his development have on site sewer and water. Ruesch said about 10% of his properties, most developments are connected to city utilities.

Forbes called for additional comments, hearing none, Grygo read information from state statutes regarding a definition of residential. Barth called for a point of order and said comments should be from the public not the Plan Commission.

Forbes called for additional comments

Motion by Grygo to adjourn the Public Hearing, second by Snyder motion approved. Forbes adjourned the Public Hearing at 7:30 PM and called for a short recess.

Plan Commission

Dan Forbes opened the Plan Commission meeting at 7:50 PM following the public hearing, the meeting was officially noticed.

Motion by Barth to approve the minutes of February 10,2021 second by McDonald, motion approved.

Motion by Grygo to table the PUD request, Snyder second, motion approved.

David King CSM

Discussion on property ownership, Lot 1 is owned by David King, Lot 2 is owned by Kenneth Murry. Wipperfurth concerned about Lot 2 being landlocked and any easement from Lot1 to Lot 2 must be shown on the CSM. There is also a concern about the length of access for a proposed development on Lot 2. Wipperfurth said the Town of Rome has a requirement for emergency vehicle turn around on long driveways. Fuehrer said King is applying for a building permit on Lot 2.

Motion by Barth to table David King CSM, Snyder second, motion approved.

SPS 327

Fuehrer explained the reason for the statute and said the building inspector is permitted to inspect camping unit cabins. Discussion regarding adopting SPS 327 as part of the Building Ordinance

Motion by Snyder to have Fuehrer write an amendment to the Building Ordinance adopting SPS 327, Barth second, motion approved.

Public comments

Wipperfurth said a lot of time and effort was spent on the zoning ordinance and some comments received tonight seem to ignore this.

Forbes said the public was against zoning for many years.

Information from commission members.

Forbes provided each member with a listing of building permit requests from October 2020 to date.

Reappointments

Lorelei Fuehrer BOA to April 2024

Gordy Wipperfurth Plan Commission Alternate to April 2024

Forbes suggested the Town notify the owner of the damaged sign at the former Power Play Equipment to remove the sign. Fuehrer said the current sign is non-conforming and has to be removed, and has received a request to reconstruct the sign.

Travis Demski business permit application no action

Lucas Greenway Fuehrer working with applicant about camping units.

Fuehrer said Ruesch needs to address the concerns specific to site development, well and septic placement, driveways, DOT access and return to the Plan Commission. Wipperfurth commented Ruesch must meet the standards of a PUD as outlined in the Zoning Ordinance.

Forbes said Protect Wood County & Its Neighbors (PWC) is asking for volunteers to work on a Town Board committee to apply for funds from the Knowles-Nelson Stewardship program for a town park. Comments followed as to the discussions the Plan Commission has already had regarding a town park and why this request by PWC was not presented to the Plan Commission.

The next meeting is April 14, 2021.

Motion by Snyder to adjourn second by Barth, meeting adjourned 8:37 PM