

Town of Saratoga Plan Commission

October 9, 2019

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

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:30 PM on October 9, 2019 at the Saratoga Town Hall. The meeting was officially noticed.

Motion by Barth to accept the minutes of September 11, 2019, second by Snyder, motion approved.

Central Wisconsin School of Agriculture

Gus Mancuso asked what steps are required for a zoning change. Forbes asked Grygo to outline the steps required for a zoning change.

Mancuso provided a handout explaining the request for a zoning change and the reasons for wanting the site of Clancy's golf range. He said it is the intent to sell agricultural products at the site. He also said the agricultural school is a 450-hour apprenticeship program with Lincoln High School, where participants receive a DPI Youth Apprenticeship Program Certificate. Scott Sigourney described the intent to develop a charter school for grades 4-6. He gave examples of why children need a special (charter) school to meet their needs. He also said they are seeking a \$740,000 grant for a new building.

Barth said the site is a prime commercial property and encouraged the group to look at other properties away from Hwy 13. Grygo commented it appears the focus has now shifted from agriculture to a charter school. Discussion followed.

Wipperfurth asked if the target group of the school is dysfunctional students?

A discussion followed regarding students' needs and included;

- Federal dollars are available for charter schools

- DPI would administer the federal grant money which would be available in June 2020.

- Bob Ness has agreed to hold the land for 9-12 months.

- The site is a more central location for the area.

- The existing infrastructure is beneficial to the intended use of the property

Forbes allowed public comments during the meeting.

Criste Sullivan-Greening said she has been fighting the CAFO for seven years and allowing the charter school and sustainable agriculture would be a benefit to the Town. It would also disprove the NIMBY attitude regarding agriculture in the town, of some critics.

Lorelei Fuehrer said the existing building is not code compliant as a school. She further commented that a school is a destination location and encouraged the group to locate away from Hwy 13, and there is no tax benefit to the Town.

Wipperfurth questioned what the group means by infrastructure. Sigourney said the parking lot, well, and irrigation system. Wipperfurth cautioned them to disregard the existing items, saying from his experience as a builder, these could become a liability and building around the existing

irrigation system may double expenses. He also said the Plan Commission needs a site plan showing any proposed buildings, improvements, and land use before making a decision to accept or reject the proposal. It was agreed the group will meet with Fuehrer regarding the requirements of a site plan.

Shane Ruesch Site Plan

Ruesch presented a site plan showing the location of all buildings, setbacks, and driveway locations. He said it is his intent to keep as many of the existing trees as possible to the north of the proposed buildings. He was encouraged and agreed to provide landscaping between Hwy 13 and the storage buildings. Barth raised the concern of water from the site flowing into the Hwy 13 ditch.

Ruesch said he plans to have a shared wells and septic systems for the housing units. He also said Sand Valley is negotiating a long-term lease on the housing units for some of their personnel. Ruesch also said the driveways would initially be gravel and then concrete. Forbes explained the town ruling on concrete within the right-of-way.

The tentative approval of this site as a PUB was discussed. It was agreed the Plan Commission recommend to the Town Board approval of a variance for the proposed development.

Information from commission members

Forbes gave a summary of the solar information meeting on October 25.

Public Comments were accepted during the meeting.

The next meeting is November 13, 2019 at 6:30 PM.

Motion by Snyder to adjourn second by Wipperfurth, meeting adjourned 8:50 PM