TOWN OF TEXAS PUBLIC HEARING

SEPTEMBER 10, 2018

6:30 PM

James Burgener, Planning Commission Chair read the notice of the Public Hearing that was requested by Dwight and Sarah Ruffi for a Conditional Use Permit to Construct an accessory building in an RS 1/40 Residential area. **Notice is hereby given** that the Town of Texas Planning Commission will hear a request of Dwight and Sarah Ruffi for a conditional use permit to construct an accessory building within the RS 1/40 zoned area. The request for the Conditional Use Permit would allow conditions to be set under Town of Texas Zoning Ordinance 17.43 (3)(e) that differ from the permitted use Standards set forth in 17.43(2)(d). For the purpose of constructing an accessory structure of a size and with materials not normally approved in residential zones. The property is two lots to be combined as one parcel being Lot 10 and 11 in the Michael James Subdivision being a part of Section 1, T30N R7E in the Town of Texas address formerly known as T639 Michael LN, now known as 154313 Dallas Ln Merrill WI 54452.

The Hearing was then called to order by the Chair.

Sarah Ruffi began by explaining why the request. She and her husband want to put up an accessory building to clean yard of things to be stored. It would be a metal building beige with green roof. On east side of their house on extra lot running north and south. It would be narrower than a house. The building would be 40’ by 90’ and 20 ft to roof.

Zoning Administrator read Town Zoning Chapter 17.43(2)(d) allows

1. Should be less square footage than primary structure or not to exceed 1200 square feet
2. Length not more than twice width
3. Side walls not to exceed 10 feet from top plate to floor
4. Maximum height at highest point not exceed 20 ft
5. Garage doors not more than 8 feet height
6. Contruction material and finish compatible with neighborhood.

Philip Walters noted that the property is zoned residential but is immediately adjacent to Ag zoning to the south.

Sarah stated that Dwight had been in contact with Ray Rogers the Zoning Inspector about the permit. Sarah said that Ray told them to order the material before the price went up and they thought they had a permit.

Paul Anderson asked it the parcels were combined. An accessory building in residential can not be built before a primary building. If not combined, it is not legal.

Sarah said she had been in contact with County Planning and Zoning and there is a form to combine properties. She is working to have all signatures as required.

Richard Barker talked for a lengthy time about concerns about size of shed next to his property. He also was concerned about the location being closer to the road than the homes on the street. The set back from road is ok but becomes an issue when it is closer than primary buildings. Richard did present his written comments to the Town Chair.

Bryan Hauser is concerned that a large building across from his extra lot would diminish the value of his lot when he wants to sell. There also is a concern that Ruffi projects get started and not finished. There is no contractor for the building. It took Ruffi two summers to roof his house.

Ruffi stated that the Side walls would be 14’ over by 4’, height is 20’ with a 4x12 pitch, garage doors would be 16’ wide by 12’ high on north side with a 12’x12’ on west side. Two service doors one on north and one on west. Pole building would be closer to street than house by 82’ from center of road. Height of the garage door for Ice Cream truck.

Sarah said they would accept a time limit for completion, combination of the two lots, and appropriate set back as conditions for the permit.

No further comments. Burgener declared the hearing closed.