PLANNING COMMISSION MEETING

July 10, 2023

7 pm

TOWN MUNICIPAL CENTER

Agendas were posted at the Municipal Center, and on website- townoftexas.com. Agendas were also sent to Town Board members, Planning members and interested citizens by email.

Meeting was called to order by Chair Paul Anderson.

Roll Call was taken. Members present Paul Anderson, Gary Bootz, Tom Domka, Keith Plautz and Janet Sann. Kathy Hornung was absent due to a work meeting. Clerk Lorraine I Beyersdorff and Duane Dittmar were also in attendance.

Minutes were read by the Clerk. Motion to approve by Janet, second by Gary and carried.

The clerk also read amendments to the May 5th meeting that were missing in the original minutes. Motion by Janet, second by Gary to include the missing paragraphs and add them to the May 5th minutes. Motion carried.

**Planning Commission Chair**- no separate comments

**Town Chair**-Delmar noted a sanitary permit for Hewitt-Texas School. He also noted that he took pictures of properties on Goetsch Road and requested the Town Attorney to send letters of non-compliance to Madden and Steffen. He also talked about a fence taller than allowed in the same area.

**Town Clerk-**Nothing more than the missing minutes.

**Property Owner Questions-**Marge Viergutz, 158891 Autumn Brooke Terrace wants answers to how many and what animals are allowed on residential zoned properties.

David Hussong 239622 Chico Road questioned Ryan Wolfe property and a camper with roof on the property. They spend most of the summer there. Concerns on disposal on property. New address of 239622 Chico Road.

Dave and others from Chico Road requested blacktop or at least on the plans for future. The road has had developments and more traffic in resonate years. It is a deadend road and is not on the foreseeable future by the Town Board.

Another issue was brought up that there is a deteriorated trailer home on property listed to LJS Income Trust (Stankowski Property) on Granite Road. It is an eye sore and the Town should request it be removed.

**New Business-** Shad Harvey and Garrett Pagel from Marathon County Conservation, Planning and Zoning came to discuss benefits of County Zoning. Because the County needs to update their Comprehensive Plan in 2025, the Town could opt in for those years and opt out in 2026. The County wants to work with the local government. The Town would need to work with the county on a zoning map and public notices. It would take 2-3 months to transfer over. If the Town opts out in 2026, the Town would need to update their ordinance and maps again. The biggest benefit would be legal work at county expense rather than Town. Those in attendance could see some benefit but really preferred local control and Town people working with the property owners. More discussion next month.

**Zoning Inspector Permits-**

Gary moved to approve the permit for Thoma without deed transfer. No second.

Keith made a motion to approve Justin Thoma permit with a contingency of the deed recording between Thoma and Hoerter. Duane will work with Paul for signature with the copy of the recorded deed. Second by Tom and carried. This was a compromise so Justin could start prior to the next meeting if he has the deed.

Chris Gritzmacher 154398 W Marshall Hill Road is tearing off old porch and replacing with a 3 season upgraded enclosed porch. It is and will be closer to road but is equal to average of those within 200 feet of his property. Motion to approve by Janet, second by Keith and carried.

Lloyd Brandenberg 242166 Behnke Road within flood plain applied to county for permit. He still needs a Town Zoning permit. Duane will work with him and get a copy and signature.

Angela Traska 157919 Kiwanis Road applied for a permit to build a storage shed 30 X 50. Motion to approve by Janet, second by Gary and carried.

Permit application by Midwest Mini Storage 154998 WI River Road for storage building signs. Motion to approve by Keith, second by Tom and carried.

A CSM was presented for 159892 Little Trappe Road for a three acre property. Questions on the building and road set back. Janet moved to approve the CSM, second by Keith and carried. Questions on the house and zoning still remain as far as renovation.

Nick Walters came to discuss creating a lot on Camp Creek Road. Zoning requires the width to be 300 feet at building line. After discussion, the lot will be 200 feet by whatever to make 3 acres. The house will be set lengthwise on the lot. For zoning purpose that the north south dimension would be considered the width of the lot. The culvert will be more than 100 feet from existing culverts.

Special Event language was tabled for next month.

Bug Tussel is working with Duane on permit application.

Motion to adjourn by Keith, second by Janet and carried.

Lorraine I Beyersdorff, Town of Texas Clerk