

T H E T O W N O F
MERRIMAC

56911 State Highway 113 – P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION
January 19, 2011; 7:00pm

Present were, John Gaedke, Chair; Tim Healy, Eva Spear, Dan Purcell, and Doug Hill. Also present was Tim McCumber, Town Administrator and Town Planner Mike Slavney.

John Gaedke called to order a **PUBLIC HEARING** regarding a request for a Conditional Use Permit (CUP) for Jonathan and Susan Lipp to allow for an addition to a residential structure in accordance with Town of Merrimac Zoning Ordinance 7.04 (1) (e) to allow for the total building footprint to exceed 5,000 sq. ft. on a single lot located at E12776 Wynding Way in Lakeview Estates. Application by Jonathan and Susan Lipp, 1 Chequamegon Bay, Madison, WI 53719. No one appeared other than the applicant who is allowed to testify under the agenda. Motion to adjourn the public hearing by Healy, second by Hill. Motion passed.

Gaedke called the meeting to order. McCumber reported the meeting had been properly noticed. The commission considered the minutes of November 17, 2010. Motion to approve with corrections by Healy, second by Spear. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission discussed a request for a Conditional Use Permit (CUP) for Jonathan and Susan Lipp to allow for an addition to a residential structure in accordance with Town of Merrimac Zoning Ordinance 7.04 (1) (e) to allow for the total building footprint to exceed 5,000 sq. ft. on a single lot located at E12776 Wynding Way in Lakeview Estates. Application by Jonathan and Susan Lipp, 1 Chequamegon Bay, Madison, WI 53719. McCumber reported the purpose of the need for a hearing under the town ordinance. He also mentioned that the approval would also mean the next item needs to be approved to accommodate the project. Slavney recommended showing the building PAD according to the condo docs and to amend the north setback at 7' rather than 5'. Motion by Gaedke to approve the CUP and the PAD amendment with the condition the allowable building envelope on LCE 17 be shown and to amend the sideyard to reflect the 7' setback on LCE 18. Second by Healy. Motion approved. The next item on the agenda to discuss and consider possible action regarding a minor amendment to the Lakeview Estates Planned Area Development (PAD) to accommodate the Lipp construction plan should the a Conditional Use Permit (CUP) for Jonathan and Susan Lipp be recommended for approval was moot based on the previous motion. The Commission then discussed possible action regarding a preliminary request from Dan Heffron to present a possible Certified Survey Map (CSM) to split a parcel of land located in the Agricultural District along Ruthe Badger Lane, further identified as Tax Parcel 026-0201-00000. Dan Heffron would like to sell the shed with about 4 acres and would have 15 acres and deed restrict the 4 acre site and also deed restrict the existing shed for personal use with no rentals or commercial activity allowed. Hill recommended that Heffron proceed and bring a CSM in for approval. Second by Healy.

McCumber discussed the need to evaluate the SmartGrowth plan for this area, as well as a remnant next to the Eilertson farm based on the relocation of Hwy. 78. He noted this property is in the ag district and is not a tillable piece of land. With the property screening along the Hwy. 78 corridor, this would be a better fit for residential use. Slavney stated that if the town wants to amend the SmartGrowth plan and rezone the property, it would take a minimum of 3-4 months to get it done if the commission wants to consider developing the corridor. The original motion passed.

Prior to the Administrator's report, Heffron told the commission that the approval process for Sauk County's Lakeshore Zoning is being more restrictive and they are spending more time because of the rules. It costs them a lot more money to go before Sauk County than it has in the past.

Under **ADMINISTRATOR'S REPORT**, McCumber reported that Alliant Energy has made application for a Conditional Use Permit to build a larger substation at the corner of County DL and Bluff Rd. A public hearing will be scheduled on February 16, 2011. McCumber provided a final 2010 report showing 47 permits for \$2.11 million in improvements. This was an increase over the \$1.88 million for 2009 and doubled the new homes to 6. The new homes is considerably down from before the recession, but they appear to be increasing again. In 2011, the town had already had 1 new home start and 2 permits total \$501k thousand.

Motion to adjourn by Hill, second by Spear. Motion passed.