

T H E T O W N O F  
**MERRIMAC**

S6911 State Highway 113 - P.O. Box 115  
Merrimac, WI 53561

**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**May 21, 2014**

Present were Richard Grant, Chair; John Gaedke; Tim Healy, Doug Hill, Dawn Peetz and Frank Olah. Also present was Tim McCumber, Town Administrator.

**PUBLIC HEARING:** Chair Richard Grant called a Public Hearing to order regarding a Conditional Use Permit for Vacation Rental Establishment (VRE) in the Residential District per Town Ordinance 2.30 on property located at S7738 Allbrite Rd., Tax Parcel 026-0230-10000; application by Sue Walker, 405 Calle Robles, San Clemente, CA 92672. No one appeared. Motion to adjourn the public hearing by Hill, second Gaedke. Motion passed.

Grant then called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the April 16, 2014 meeting, motion by Gaedke, second by Healy. Motion passed. There was no **OLD BUSINESS**. The commission first considered a Conditional Use Permit for Vacation Rental Establishment (VRE) in the Residential District per Town Ordinance 2.30 on property located at S7738 Allbrite Rd., Tax Parcel 026-0230-10000; application by Sue Walker, 405 Calle Robles, San Clemente, CA 92672. McCumber reported that he had viewed the property and it was in compliance with the ordinance. He also noted the property owner has been very cooperative. A motion to recommend approval to the town board was made by Olah, second Peetz. Motion passed. The Commission then considered a preliminary Certified Survey Map (CSM) request to remove a building restriction on the former Wick properties, particularly parcel # 026-0314-00000, property owned by Susan & Daniel Sprecher, 1810 Draper St., Baraboo, WI 53913. McCumber reported that he reviewed this property's deed records and believes the Commission may have had incomplete information when the property was subdivided in 1997. The town ordinance states that one-single family dwelling is allowed on parcels which are lots of record at the time of ordinance adoption on January 11, 1993. The property owner was allowed to divide 80 acres with only one buildable parcel in July of 1997 and the Town Board placed the building rights on a 20 acre parcel now owned by Gary Wick and the other three 20-acre parcels were deed restricted from any new construction. McCumber reviewed the deed history and found that Helen Wick owned two deeds for the 80 acres and not one deed. As a result, Wick owns the building rights on the one 40 acre deeded property as of January 11, 1993 and the other 40 acre parcel should have been allowed building rights as allowed by the ordinance. Susan (nee Wick) Sprecher and her husband Daniel are requesting to have the deed restriction lifted based on this new information. A motion was made to recommend that the property owner provide a CSM for review by the commission with the building restriction lifted along with placing the condition that the town board will approve the house and site plans through the Zoning Commission. The Sprechers should provide letters from the other siblings acknowledging and agreeing to the CSM change. The motion was made by Olah, second by Gaedke. Motion passed.

Under the Administrator's report, the town has issued 17 building permits totaling \$441K. This compares to 18 permits in 2013 for \$289K. We have a couple of new homes that will be seeking permits in the next month.

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