

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**  
**September 21, 2016**

Present were Richard Grant, Commission Chair; Commissioners John Gaedke, Tim Healy, Dan Purcell, Dawn Peetz, and Frank Olah. Also present was Tim McCumber, Town Administrator and Town Planner Mike Slavney.

Chairman Grant called the public hearing to order regarding a petition to rezone property from the Agriculture District into the Recreation Commercial District. The property is a 2.82 acre parcel identified as Tax parcel 026-0433-20000 and located at E13921 County Rd DL; application by Clint Davis & Cathy Senger, 121 Palisade Ct., Merrimac, WI 53561. No persons appeared. Motion to close the hearing by Gaedke. Second by Peetz. Motion passed.

Chairman Grant then called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the August 17, 2016 meeting, a motion to approve by Gaedke, second by Purcell. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission considered a petition to rezone property from the Agriculture District into the Recreation Commercial District. The property is a 2.82 acre parcel identified as Tax parcel 026-0433-20000 and located at E13921 County Rd DL; application by Clint Davis & Cathy Senger, 121 Palisade Ct., Merrimac, WI 53561. McCumber reported that because the development plan has to be amended, the commission would need to table this matter until that time. Motion to table by Gaedke, second by Purcell. Motion passed. The commission then considered a Certified Survey Map (CSM) to combine tax parcels 026-0430-10000 and 026-0430-30000 into one, property located at S6861 Owls Head Rd.; Brett & Debra Roznos, property owner, S7298 Camp Lake Wisconsin Rd. McCumber reported they have a structure that is being converted to a residence on the property, but it is currently straddling a property line. This CSM makes one lot and makes the structure conforming. Motion to recommend approval of the CSM to the Town Board by Olah, seconded by Purcell. Motion passed. The commission also considered a proposed Certified Survey Map (CSM) to split tax parcel 026-0657-00000 with 2 existing residential structures located at S7248A Bluff Road into two parcels in the Agriculture District, Elfried & Michael Mueller, and George 9011 Hickory Ln., Wonder Lake, IL 60097. McCumber reported that George Mueller owned the property with his parents and mother now needs long-term care with the court ordering the family to sell her assets. McCumber also reported that the property already has two residences on it and because of this, the property could be split into two and deed restricted from further subdivision if the commission wants to make that recommendation. Mueller said they bought the house in 1980. Purcell inquired how the pending farmland presentation would affect this and McCumber reported that the final ordinance has yet to be adopted. A motion to approve the land split as a concept for consideration with the proper CSM by Gaedke, seconded by Healy. Motion passed. Under the **ADMINISTRATOR'S REPORT**, McCumber reported the Development Plan amendments would be up for consideration at the October 19<sup>th</sup> meeting and a public hearing before the town board was scheduled for November 9<sup>th</sup>. McCumber also reported he attended the public hearing regarding the Sauk County Shoreland Zoning amendment and addressed the towns concerns. The town has issued 48 building permits year-to-date valued at \$4.3 million. There are 10 new homes. This compares to 43 permits valued at \$2.7 million at this time in 2015 and 6 new homes. Motion to adjourn by Healy, second by Gaedke. Motion passed.