

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
June 15, 2011; 7:00pm

Present were, Richard Grant, Chair, John Gaedke; Tim Healy, Eva Spear, Ron Lestikow, and Frank Olah. Also present was Tim McCumber, Town Administrator and Town Planner Mike Slavney. No persons appeared.

Gaedke called to order a **PUBLIC HEARING**: Regarding a request for a Conditional Use Permit (CUP) for Eldon McDaniel to allow for the construction and maintenance of a private airstrip located on tax parcel 026-0451-00000 (S6737 Bluff Rd) and owned by the Allan Family Trusts, Letitia Allen-Jacobs Trustee. Application by Eldon McDaniel, P.O. Box 51, Merrimac, WI 53561 and Letitia Allan-Jacobs & Robert Jacobs, 2107 Sherwood Dr., Cambria, CA 93428. Nobody appeared. Motion to close the public hearing by Gaedke, second Spear. Motion passed.

Grant called the Zoning Commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the February 16, 2011 for approval. Motion by Gaedke to accept the minutes, second by Olah. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission considered a request for a Conditional Use Permit (CUP) for Eldon McDaniel to allow for the construction and maintenance of a private airstrip located on tax parcel 026-0451-00000 (S6737 Bluff Rd) and owned by the Allan Family Trusts, Letitia Allen-Jacobs Trustee. Application by Eldon McDaniel, P.O. Box 51, Merrimac, WI 53561 and Letitia Allan-Jacobs & Robert Jacobs, 2107 Sherwood Dr., Cambria, CA 93428. Report. It was noted that the east side also crosses into parcel 0455. Robert Jacobs said the strip would be approximately 100' south of the north boundary and 100' wide. The plan is to do minimal grading. There will not be any fuel storage. He is proposing 1 hanger. Grant recommended the driveway entrance should be suitable for access of essential service/emergency vehicles such as a minimal entrance for ambulance and a fire brush truck and no fuel storage. The hangar will be a pole barn on the south west side of the runway and will be that would be 50'x 60' and not to exceed 24' in height to be approved by the Zoning Commission, another condition would be to not exceed more than 3 aircraft stored on the property that would be limited to Letitia Allan-Jacobs & Robert Jacobs and Eldon McDaniel. A motion to recommend approval to the town board by Grant with the conditions stated, second by Spear. Motion passed. The commission then considered the adoption of a Public Participation Plan resolution to outline procedures for amending the town's SmartGrowth Development Plan in accordance with Wis. Stat. 66.1001 (4). McCumber reported that when Hwy. 78 relocated, two areas contradict the intent of the original plan to keep all development between the highway and the lake. Slavney reported on the procedure to amend the SmartGroth plan, which starts with this resolution. There also has to be a 30-waiting period for any changes to the SmartGrowth amendment before a public hearing can be held. Each time there is a change, the resolution has to be adopted. Motion to recommend approval to the town board by Grant, second by Healy. Motion passed. The commission then discussed a preliminary proposal for a 4-lot Certified Survey Map (CSM) for Dan Heffron at tax parcel 026-0201-00000 located along Ruthe Badger Lane, Daniel & Daleen Heffron, property owners, 2000 Prairie St., Suite 2000, Prairie du Sac, WI 53578. McCumber reported that Heffron has a concept plan based on his recommendations for this property. This property is in the ag district and is in the development plan as ag conservation

district. As part of the previous presentation, the SmartGrowth plan would need to be amended and possibly a zoning amendment. Heffron described the property and noted the proposal would give land to the cemetery as it encroaches on the Heffron property. He would also clarify that any accessory structures will not have a commercial use. It was noted the larger accessory structures might need to be addressed as a condition of the CSM or a possible zoning amendment. It would have to be restricted to personal use only. Olah noted the land was disturbed several years ago and material was removed from the property. He believes that this process would have required a reclamation plan in Dane County. He would like to see a condition for reclamation before approving a CSM on the property. Lestikow does not agree with the proposal. Heffron agrees that the property should be restored and he is willing to do it. Grant said that outside of some dissent, he feels a majority of the board supports it.

Under the **ADMINISTRATOR'S REPORT**, McCumber report on Gerry property. McCumber reported 31 permits have been issued totaling \$2.2 million.

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