

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, 2016**

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

Chairman Grant called to order a public hearing regarding a Proposed Town Ordinance 2016-18 amending the Town of Merrimac Zoning Ordinance Section 5 and Section 6 to comply with the Farmland Preservation Credit Program. No one appeared. Motion to adjourn the hearing by Gaedke, second by Healy. Motion passed.

Chairman Grant next called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the May 18, 2016 meeting, a motion to approve by Gaedke, second by Purcell. Motion passed. Under **OLD BUSINESS**, the Commission considered proposed Town Ordinance 2016-18 amending the Town of Merrimac Zoning Ordinance Section 5 and Section 6 to comply with the Farmland Preservation Credit Program. McCumber introduced an amendment to include definitions describing agricultural businesses, agritainment, and roadside stands to offer some clarity to the ordinance. After discussion on the definitions, a motion to recommend approval of the ordinance with 3 definitions the added was made by Purcell, seconded by Gaedke. Under **NEW BUSINESS**, the commission pre-application for a Conditional Use Permit (CUP) for an accessory building greater than 24' x 30' in area and 14' in height in the Single Family Residential District on property located at S7659 & S7671 Eagle Point Drive, Thomas Luck, property owner. McCumber reported as a pre-hearing. Luck did a presentation describing the historic buildings on the original farm property. He added they have been attempting to clean the property. He is hoping to store his cars. Grant discussed a number of unique properties, noting that each situation is different. He talked about the Slaney property looking very nice in appearance. There is another one on Marsh Road and that property is generally neat in appearance. Grant asked Luck if all of the stuff outlying on the property would be able to fit in the new building. Luck noted that his dad is 88 years old and that they have been working on it moving off property, but it will not happen overnight. Grant noted there are 7 accessory structures. Luck says every building is full. McCumber noted the GIS map the Commission is reviewing is from 2015. Grant noted there are 20 vehicles and equipment hanging around and the requested building won't be large enough. Grant asked what they consider to be junk. Luck's dad owns the farm structures and the stuff. The property is solely in Tom Luck's name. Grant recalled Chester Burkhardt's property and noted that as he was older, he generally kept things up, but as his health declined it went downhill. Grant noted the collectable materials is a concern and noted he hunted on the property before the subdivision was there and a lot of that junk wasn't there. Luck

did note that the machine shed building is leaking and there is also stuff in there. Luck noted he is seeking the maximum size he can get financing for. Gaedke noted that no matter how big a building a person constructs, it will always be too small. Luck said the farm portion of the building belongs to his dad who would have some say in what happens. McCumber noted this property has historically been viewed as somewhat exempt as a legally non-conforming property, but the nuisance ordinance would apply. McCumber reported that it was possible a number of neighbors may come in and discuss the problem at a public hearing. Purcell said he likes the old barn and the milk house and hopes they are maintained. The commission took no action as this was not an actionable item on the agenda, but the property owner has information to assist in his decision making.

Under **ADMINISTRATOR'S REPORT**, McCumber reported the town issued 26 permits year-to-date totaling \$1,658,650 in value. There have been 3 new homes. There were 21 permits totaling \$1,136,363 last year at this time.

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