

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**  
**October 19, 2016**

Present were Richard Grant, Commission Chair; Commissioners John Gaedke, Tim Healy, Dawn Peetz, Frank Olah, and Doug Hill. Also present was Tim McCumber, Town Administrator and Jackie Mich of Vandewalle & Associates. Dan Purcell was excused.

Chairman Grant then called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the September 21, 2016 meeting, a motion to approve by Olah, second by Healy. Motion passed. Under **OLD BUSINESS**, the commission considered Plan Commission Resolution 2016-07 recommending amendments to the Town of Merrimac Comprehensive Plan to the Town Board. Mich reported the changes to development plan map that was presented to the commission. Vandewalle & Associates mailed all of the required notices on behalf of the town. McCumber reported these changes would need to be adopted in order to approve the next two agenda items. Motion to adopt the resolution by Olah, second by Peetz. Motion passed. The commission then considered a petition to rezone property from the Agriculture District into the Commercial District. The property is a one (1) acre parcel identified as Tax parcel 026-0672-00000 and located at S7141A State Highway 78; application by Frank Grant, S7551 W. Grandview Ave., Merrimac, WI 53561. McCumber reported the applicant will need to amend his existing PAD to extend his current business onto this parcel. Motion to recommend approval by Gaedke. Second by Healy. Motion passed. The Commission also 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 the applicant will need to apply for a Conditional Use Permit before the actual use is approved. Motion to recommend approval by Gaedke, Second by Hill. Motion passed. Under **NEW BUSINESS**, the commission considered a 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, George Mueller and Elfried & Michael Mueller, 9011 Hickory Ln., Wonder Lake, IL 60097. McCumber reported this CSM was given preliminary consideration at the last meeting and the new map recognizes the appropriate setbacks. Motion to recommend approval to the town board by Grant, second by Gaedke. Motion passed. The commission considered a preliminary Certified Survey Map (CSM) proposal to create a parcel in the Agriculture District to allow for a single family dwelling per farm operation in accordance with Town Ordinance 5.02(8) for the farm operator, parents, or children on tax parcel 026-0413-00000 located at Owl's Head Road; application by Justin Schultz, P.O. Box 163, Merrimac, WI 53561. McCumber reported that according to the ordinance, they could simply construct another home, but has recommended to the applicant to create a parcel for this new home to keep the property clean as it relates to the farm operation. Motion to allow the applicant to proceed and bring a CSM for review by Gaedke, second by Peetz. Motion passed.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported the town has issued 55 building permits year-to-date valued at \$4.785 million. There are 11 new homes. This compares to 51 permits valued at just under \$3.2 million at this time in 2015. There were 8 new homes.

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