

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 21, 2009

Present were Richard Grant, Chair, John Gaedke, Eva Spear, Tim Healy, Doug Hill, Ron Lestikow, Frank Olah, and Tim McCumber, Town Administrator.

Richard Grant called the meeting to order. McCumber reported the meeting had been properly noticed. The commission considered the minutes of September 16, 2009. Olah noted he was omitted from the boathouse review committee. Motion to approve with the correction by Grant, second by Hill. Motion approved. There was no **UNFINISHED BUSINESS**. Under **NEW BUSINESS**, the commission discussed a Certified Survey Map to divide property currently owned by Devil's Head Ski Area Leasing Co. for sale to the WI Dept. of Natural resources; application WI Dept. of Natural Resources (DNR), 101 S. Webster St., Madison, WI 53707-7921 (Tax Parcel 026-0322-00000). McCumber reported the CSM was created for Devil's Head to sell 20 acres to the DNR. Conditions on the new parcel include restricting any construction and restricting the sale of the parcel only to an adjoining property owner. These conditions are necessary to protect the Agricultural Conservation District and because the new lot is landlocked. The original lot will be allowed construction per the conditions of Agricultural Conservation District. Motion to recommend approval to the town board by Grant. Second by Healy. Motion passed. The Commission next discussed the possible adoption of a Uniform Dwelling Code Ordinance. McCumber reported the WI Dept. of Commerce cancelled all UDC contracts and intends to do inspections themselves. He added that Rick Stadelman of the WI Towns Association believes this move will cost property owners more money. McCumber is recommending a standalone ordinance to enforce the Uniform Dwelling Code. A public hearing could be held next month for adoption by the Town Board in December. Olah noted an error in the draft that McCumber will amend. Mark Janikowski of General Engineering told the commission that they are offering the same rates to the town as the state contract for 2010. Hill commented that in his work he has worked with several engineering firms and is impressed with General Engineering's UDC work. A motion was made by Hill to recommend the UDC ordinance to the town board with a public hearing and to recommend a one year agreement with General Engineering. Second by Healy. Motion passed. McCumber reported 43 permits have been issued valuing \$1,111,371. McCumber also reported NR-115 is moving rapidly through the legislative process to amend the shore land protection laws currently enforced by the counties. Most of the town's residential district is also subject to these rules. The new law will allow for the reconstruction and improvements within the same footprint rather than based on valuation. The law will also only allow 15% - 30% impervious surfaces on a lot. Anything over 15% will require the property owner to perform a shore land mitigation plan to restore the shoreline. McCumber believes these rules will be costly and cumbersome for Sauk County to enforce.

Motion to adjourn by Gaedke. Second by Hill. Motion passed.