



Plan Commission Meeting Minutes 4-26-23

Attendees: Chair Gordy Wipperfurth, Josh McDonald, Rob Borski, Brian Hamm,
Terry Rickaby, Nancy Koch

Chair Wipperfurth called the meeting to order at 6:00 p.m. A quorum was declared present.

Public Comments:

- One resident expressed concern over the language in the new Zoning Ordinance draft pertaining to 10% of total acreage allowable for accessory buildings. He felt that 10% was prohibitive.
- Town Board Chair Fuehrer stressed that if mobile homes were to be under Conditional Use, there must be a “measurable” set of data used for approval / disapproval.
- One resident shared their extensive experience in attending public hearings, and offered the following advice to the Plan Commission: Give a clear and understandable presentation, any speaker from the public to provide their name and address, have members ready to immediately refute any false or misleading comments made by the public, provide a “notecard-sized” exit survey and drop box for attendees to better evaluate resident’s stance on a few key topics.

Motion by Borski to approve the April 12th meeting minutes. 2nd by McDonald. All approved.

Plan Commission:

- Town Administrator Bossert went through the latest draft of the Saratoga Zoning Ordinance, and fielded comments and questions from the Plan Commission and the residents.
- Wipperfurth expressed concern that the current drafts of the new Comprehensive Plan and Zoning Ordinance may not be aligned in all areas. Wipperfurth to communicate with Dennis Lawrence on his availability for the 5/24 meeting.
- Discussed the Wood County Land Division Ordinance and how Saratoga may be able to use it as a guide with possible adjustments to language pertaining to PUDs, CSMs, etc.
- Borski talked of his involvement with the “Fire Prevention Group” and what they are learning from the area fire chiefs and DNR personnel concerning the obstacles and potential hazards of the numerous “long, skinny” driveways leading to homes and campsites present in Saratoga. Wipperfurth suggested that we look at Rome’s ordinance relevant to this issue.

- The Secluded Land, LLC proposed land purchase on 64th Street will be now addressed by the Town Board, and will not be coming before the Plan Commission.
- To maintain compliance with state statute, the Town Board will appoint two (2) additional members to the Plan Commission, bringing the total to eight (seven + Nancy Koch as an alternate). Town Chair Fuehrer explicitly called on alternate Koch to attend all meetings. The Plan Commission will be tasked to select an alternate Chair.
- In place of the May 10th PC meeting will be a Public Hearing on the Zoning Ordinance Draft.
- Wipperfurth instructed PC members to look at mobile home and camper ordinances in preparation for the next meeting.
- Tentative plan to hold a Public Hearing on the Comprehensive Plan on June 28th. (will need to offer public notice 30 days prior).
- Wipperfurth offered possible agenda items for the 5/24 meeting including Zoning Ordinance draft update, Dennis Lawrence update on Comprehensive Plan chapters, land division, mobile homes, and campers.

The next meeting was set for 5/24/23. **Motion to adjourn by McDonald. 2nd by Borski. Motion passed unanimously and meeting adjourned at 8:30 p.m.**