



WOOD COUNTY, WISCONSIN

Plan Commission Meeting Minutes 2-8-23

Attendees: Chair Sarajane Snyder, Gordy Wipperfurth, Nancy Koch, Josh McDonald, Rob Borski, Brian Hamm

Snyder called the meeting to order at 6:32 p.m. A quorum was declared present.

Public comment consisted of concerns that the town's website lacks the informational packets that the Plan Commission and Town Board are using to conduct business, and that the survey questions sent out were not the easiest to answer with the limited multiple choice answers.

Motion by Wipperfurth to approve the February 8th meeting minutes. 2nd by Koch. All approved.

Ray Bossert gave us materials supplied to him from SELF-STOR, LLC for their proposed site plan. All agreed that the plans looked good, and added a preference of seeing the eastern-most building being erected first, with a Westward sequence of adjacent building. Owner, Cameron Butler to attend 2/22 mtg.

Discussion took place on who is responsible for sign and business permits. All concluded that if the permit complies with the ordinances, Bossert takes it to the board, if non-compliant, he takes it to Plan Commission.

Bossert conveyed that the OAK LEAF Renovations business permit is good to go to the board.

Jack Akers from SECLUDED LAND COMPANY, L.L.C. was present with a map showing a proposed carve-out plan for a 40 acre parcel located on 64th Street. Bossert and Akers to discuss increasing the 2.6 acres carve-outs to 3 acres.

Bossert and group discussed the survey. Most agreed that some of the questions were difficult to answer given the multiple choice options. Bossert informed us that there were a large number of written answers that were difficult to incorporate into the survey result grids.

Wipperfurth went through an expansive list of words in the ordinance package that he had questions on, and asked for a clearer definition of these words from Bossert. Bossert to clarify and edit for 2/22 mtg.

Ordinance language was discussed pertaining to Suburban Residential District (RS-1).

Ordinance language was discussed pertaining to Rural Residential District (RR-1).

Discussion on setbacks on (RR-1) to carry over to Rural Preservation (RP).

When discussing duplexes, two Saratoga residents voiced concern about water quality, and referenced

a study calling for 5-acre minimums per duplex. No motion was put forth, but the majority of the Plan Commission was in favor of a 5-acre minimum. Wipperfurth was not in favor.

When discussing Permitted Uses in the Highway Commercial District (HC), the group asked Bossert to relocate (h. Storage rental units) from 6.2.1 to 6.2.2. Conditional Uses in HC District.

Bossert agreed to put some examples together regarding HC and total lot coverages.

Group agreed that future mobile home parks will be presented as PUDs. Bossert to compare accessory building / garage guidelines with other ordinances.

Chair Snyder would like for all Plan Commission members to have a better understanding of PLANNED UNIT DEVELOPMENT DISTRICTS-RESIDENTIAL (PUD) on p.35, ADMINISTRATION OF ZONING ORDINANCE on p.39, CONDITIONAL USE PERMIT (CUP) on p.46, and LIGHTING REGULATIONS on p.53.

Snyder expressed desire for lighting regulations to apply to residential. Wipperfurth disagreed.

Snyder stated that the original Plan Commission consisted of seven (7) members. She would like an opinion from the Town Board on our current total of six (6) members.

Agenda items 9 and 10 (Mobile home ordinance changes and Discussion of town easements for landlocked parcels) was tabled and to be placed on March meeting agenda.

A preliminary discussion started regarding opinion on the Saratoga Economic Development Strategy, along with reaction to the GRAEF ZOOM presentation on 1/25/23. Wipperfurth was in agreement that a grocery store could be a positive addition to the town. Wipperfurth and Hamm questioned if the majority of residents are interested in growing the list of businesses coming to Saratoga as well as the probability given the barriers faced by small business start-ups. Group agreed to table this discussion until March.

Plan Commission members concluded that Bossert has enough to “finalize” the ordinance package, with all in attendance agreeable to additional future editing contingent on Plan Commission recommendations, input from Bossert, and a public hearing(s) to assure that the ordinance package represents the majority of the town’s residents.

A meeting to discuss town ordinances as the sole agenda item was agreed on for 2/22/23 at 6:30 p.m.

Agenda items 9, 10 and 11 from the 2/8/23 agenda will be tabled and added to the 3/8/23 agenda.

Motion to adjourn by Mc Donald. 2nd by Koch. Motion passed unanimously and meeting adjourned at 10:06 p.m.