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Plan Commission Meeting Minutes 3-22-23

Attendees: Chair Sarajane Snyder, Josh McDonald, Rob Borski, Brian Hamm

Snyder called the meeting to order at 7:17 p.m. A quorum was declared present.

Public Comments:

- One resident expressed concern over the increase in camper activity (particularly on Oak Road), and inquired if the Town would be addressing this issue. Concerns included guidelines, setbacks, waste disposal, septic requirements, and permitting. Ray Bossert, our Town Administrator, made note that our current ordinances contain “many gaps” regarding campers.
- The same resident expressed concern that the current Zoning Ordinance Draft lacks clarity in defining “accessory buildings” and “garages”. Both Bossert and all present PC members agreed with the resident and offered to amend the language in the Ordinance Draft.
- One resident expressed that all Town Board and Plan Commission members must be aware of Wisconsin statute when implementing “Permitted Use” and “Conditional Use” language into the Town’s ordinance documents.

**Motion by McDonald to approve the March 8<sup>th</sup> meeting minutes. 2<sup>nd</sup> by Snyder. All approved.**

Ray Bossert, Town Administrator, went page by page through the latest Zoning Ordinance Draft, with an accompanying explanation of implemented changes.

Bossert and Plan Commission members had a lengthy discussion pertaining to many topics in which a consensus may/or may not have been reached. These topics included:

- Permitting guidelines for campers
- Definitively distinguishing between a “garage” and an “accessory building”
- Minimal lot size allowed in Suburban Residential (RS-1), Rural Residential (RR-1), Highway Commercial (HC), and Rural Preservation (RP)
- Permitting of “accessory” buildings as a percentage of lot size
- Residents acceptance/reluctance regarding future development of duplexes, mobile homes, and storage facilities per the cumulative results of multiple surveys
- Design standards, basement requirements for future development of duplexes
- Design standards, septic requirements for commercial buildings

Borski expressed concern over the incoming threat of outside entities purchasing acreage in Saratoga, and the manner in which they may aim to divide said acreage into individual, saleable lots. He contends that “flag lot” land division practices could lead to diminished property values and decreased quality of living for occupants of neighboring properties. Borski also feels that Plan Commission members lack the

necessary knowledge and legal expertise to properly implement “land division” ordinances without certified legal counsel, and presented a “Land Division Ordinance” document published by the UW-Extension. Hamm scanned and forwarded to all PC members.

Snyder and Hamm expressed periodically throughout the discussion that the Plan Commission’s final Zoning and Ordinance Draft that is ultimately submitted to the Town Board must reflect the wishes of the resident’s “statistically representative” surveys.

All present PC members agreed that two meetings per month should be the goal until Bossert has a completed Ordinance Draft to present to the Town Board.

The next meeting is scheduled for April 12<sup>th</sup> at 6:00 p.m. Snyder will get agenda items to Hamm the week of March 27<sup>th</sup>.

**Motion to adjourn by McDonald. 2<sup>nd</sup> by Borski. Motion passed unanimously and meeting adjourned at 9:38 p.m.**