



Plan Commission Meeting Minutes 5-10-23

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.

- Chair Wipperfurth introduced the members of the PC to those in attendance, and announced that in accordance with state statute, the Town is updating its Comprehensive Plan. In addition, the PC is working on a parallel track to update the Saratoga Zoning Ordinance. He also stated that the Plan Commission provides recommendations, the Town Board sets final policy.
- Town Administrator Bossert used a PowerPoint presentation to explain the proposed, updated Saratoga Zoning Ordinance, along with an explanation regarding the timeframe and steps that will take place between now, and when the new ordinance will take effect.
- Administrator Bossert concluded by stating that the PC still needs to address details pertaining to PUDs and mobile homes.
- Wipperfurth made note of the exit survey, conveying that the questions equated to the “hot topics” pulled from the Zoning Ordinance, and that those in attendance should take time to complete the survey and deposit it in the drop box.

Public Comments:

Mary Wright (Saratoga Resident): Expressed her love for clean air, water, and quietness. She is opposed to duplexes on small lots, and says “no more storage buildings”.

Bruce Dimmick (Saratoga Resident): Very grateful for the efforts put forth by the PC. Wants a 3-acre minimum for future homes in RS-1 and RR-1, (6 acres for duplexes). He stated that city sewer would allow for a reduction of these lot-size minimums. His main concern was water quality for all residents, and cited a recent study addressing homes/acres/sandy soils. He also expressed “No Crypto”.

Doreen Dimmick (Saratoga Resident): Agreed with all previous comments. Felt that Saratoga needs larger lot sizes to assure water quality.

Carl Greenway (Saratoga Resident): This resident called out Administrator Bossert for not addressing pages 26-28 in his presentation and wants residents to get educated on this section of the ordinance.

Barry Pio (Saratoga Resident): This resident questioned the absence of “farm animal” language in our ordinance, but commended the PC on our efforts.

Criste Greening (Saratoga Resident): Grateful for PC efforts. Feels the town has been in a reactive mode versus proactive. Supports minimum lot size increases across RR-1 and RP Districts and commercial standards. She supports the increased lot sizes for duplexes and required setbacks and road frontage minimums across districts, but does not support multi-family duplexes constructed in our residential neighborhoods. She is opposed to anymore storage buildings, and says the town needs protection from the “camper invasion”.

Jenny Gildenzoph (Saratoga Resident): Grateful for the PC efforts. Supports changes in Zoning Ordinance and feels a need for Saratoga to take a proactive approach for Land Division. She advocated for preservation, conservation, and expressed concern over the potential impact on resources with sub-dividing. She worries about outside land investors “destroying our rural environment”.

Helen Donahue (Saratoga Resident): Moved to Saratoga in 1960 and values the “country, rural feel”. She is in favor of increasing minimum lot sizes for residential homes, and wants no more storage facilities.

Sheldon Ferkey (Port Edwards Resident, Saratoga Land Owner): Expressed concern on the 5-acre minimum for home building in Rural Preservation Area.

Mark Ferkey (Wisconsin Rapids Resident, Saratoga Land Owner): Would like to see a consistent level of acre minimums throughout Saratoga, and feels that the 5-acre minimum is too high.

Greg Ferkey (Saratoga Resident, Saratoga Land Owner): This land owner takes offense being dictated by a Zoning Ordinance regarding what he can/cannot do with his property.

Jenni Ferkey (Saratoga Resident, Saratoga Land Owner): Expressed frustration with regulations, said “Just talk to your neighbors”.

Dan Forbes (Saratoga Resident): Commented on the recent surveys, and was not confident that the percentage of participants was adequate enough to draw conclusions. He also is against lot size minimums.

Lorelei Fuehrer (Saratoga Resident): Discussed the subject of variances, stating that they go to a Board of Adjustments, and that the filer “must show hardship”. She also stated that a mobile home is considered a manufactured home.

Matt Ferkey (Port Edwards Resident): Applauded the construction, wording, and format of the exit Survey.

- Chair Wipperfurth announced that the updated Comprehensive Plan is available for viewing online through the Town’s website.
- Town Board Chair Lorelei Fuehrer committed to getting the exit survey posted online.

The next meeting was set for 5/24/23. **Motion to adjourn by Hamm. 2nd by McDonald. Motion passed unanimously and meeting adjourned at 7:15 p.m.**