



WOOD COUNTY, WISCONSIN

Plan Commission Meeting Minutes 5-24-23

Attendees: Chair Gordy Wipperfurth, Rob Borski, Brian Hamm,
Terry Rickaby, Criste Greening, Nancy Koch, Dan Forbes
Absent: Josh McDonald (Excused)

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

Motion by Koch to approve the 4/26/23 meeting minutes. 2nd by Rickaby. All approved.

Motion by Forbes to approve the 5/10/23 meeting minutes. 2nd by Greening. All approved.

Wisconsin DNR representative Andy Neveln explained MFL withdrawal procedure and answered questions from the public and PC Members.

Motion by Forbes to recommend approval, based on the public hearing, for the rezoning request by Tanya Krause parcel #1800316. 2nd by Wipperfurth. All approved.

Dennis Lawrence presented a Comprehensive Plan explanation to the residents.

Chair Wipperfurth led discussion on wording changes to be implemented by Lawrence for the Comp Plan Final Draft.

Borski recommended motion to adopt a resolution for 5-24-2023 Comprehensive Plan. All approved.

Public Comment / PC Discussion on Zoning Ordinance

- Resident Bruce Dimick commended the leadership of Terry Rickaby during the Towns fight to keep the proposed Wysocki CAFO out of Saratoga. He also cited UWSP research that concluded that lot sizes in sandy soils should be no less than 2.5 acres in order to keep nitrate concentration below the EPA limit of 10 mg/liter. Dimick cautioned the PC that the Town could possibly be held legally liable if residents found their well water to be above the EPA limit.

Chair Wipperfurth questioned the application of the UWSP research to present-day zoning concerns in Saratoga, while Greening maintained that the science still stands and is directly applicable to Saratoga referencing communications had with the actual researchers of the study.

- Resident Ferkey feels that one acre minimums are sufficient.
- Two separate residents expressed desire for larger lot sizes.

- Greening presented her interpretation of tabulations and breakdowns of the “paper” and “on-line” survey results.
- Discussion took place among the PC panel regarding the dependability of the survey results accurately representing the residents as a whole. Forbes was not convinced that the survey results and specifically, the number of respondents, represented the view of the majority of Saratogans. Koch and Hamm felt strongly that the survey results represent the overall majority of residents.
- Chair Wipperfurth feels that the investment cost for duplexes is too high for investors.
- Town Board Chair Lorelei Fuehrer stated that PUDs do not just apply to residential, but can apply to commercial as well.
- Borski made a special point to thank the attending residents for their valued input.
- Chair Wipperfurth expressed the importance of the PC having a solid (if not unanimous) consensus on the Zoning Ordinance Final Draft that we send to the Town Board.

Topics for next meeting to include review of Comp Plan, review of Zoning Ordinance, and Land Division Ordinance.

Administrator Bossert to bring recommendations to the 6/14 meeting concerning Highway and Light Commercial districts. He also made note that the Future Land Use Map makes no allowance for future mobile home parks.

The next meeting was set for 6/14/23. **Motion to adjourn by Rickaby. 2nd by Hamm. Motion passed unanimously and meeting adjourned at 8:15 p.m.**