

MINUTES
TOWN OF TROY PLAN COMMISSION
May 27, 2014
Town of Troy Hall
County Road C, Black Hawk, WI

CALL TO ORDER

Greg Sprecher, Chairman, called the meeting to order at 7:03 p.m. and certified compliance with the open meeting law.

ROLL CALL

Commission Members Present: Greg Sprecher, Jeff Lohr, Brian Hanson, Mary Hasheider, Andrea Porubsky.

Others Present: John Ganser

MINUTES APPROVAL

Moved by Andrea and seconded by Greg “to approve the minutes of April 28, 2014 meeting.”
Motion carried.

AGENDA APPROVAL

Moved by Andrea and seconded by Brian “to approve the agenda.” Motion carried.

CITIZEN COMMENTS: None

BOARD ACTION

Jeff clarified that the Board had adopted the new Sauk County Zoning Ordinance at its March meeting and that roads and seal-coating were discussed at the April meeting.

PROPOSAL FOR BUILDING LOTS OFF OF FUCHS ROAD – John Ganser, Ganser Construction, Inc., 1900 Prairie Street, Prairie du Sac, WI 53578. Four building sites are proposed and landowner is seeking guidance on how to best proceed given the acreage available. Action was tabled for another month so Commission can obtain further clarification from Brian Simmert of Sauk County Planning and Zoning on whether 40 acres or 12 acres is sufficient to have the third 40 for a third lot and whether development rights can be transferred from a parcel anywhere

in the town or county. This clarification is also needed before a discussion on driveway ordinance and the proposed building sites.

INFORMATION AVAILABLE ON TOWN WEBSITE – Andrea outlined ideas to reorganize the site to make it more user friendly and accessible. Moved by Greg and seconded by Mary “to recommend the Board review Andrea’s presentation at their June meeting.” Motion carried.

MINING ORDINANCE DISCUSSION: Greg suggested the first Committee meeting be scheduled in coordination with the regular July Plan Commission meeting. Commission members will research what other townships have done and Committee members (Matt Millen, LaNell Jaquish and ChiChi Armstrong) will be invited to bring information that might be available to help streamline the process of drafting an ordinance. Jeff reported that the Town of Howard ordinance that he had as a sample was drafted by a Chippewa County law firm.

REVIEW PROGRESSIVE DENSITY POLICY – Discussion centered on Town of Troy Development Ordinance No. 1-09 which does not include the Town’s progressive density policy as depicted in *Table LUW2 Town of Troy Density Policy Calculation Table* in the Comprehensive Plan. Moved by Greg and seconded by Brian “to recommend the Board approve the Plan Commission review and update Town of Troy Development Ordinance No. 1-09.” Motion carried.

Brian Simmert will be invited to the June Plan Commission meeting to help explain the new Chapter 7 Sauk County Zoning Ordinance.

CITIZEN COMMENTS – Greg suggested a discussion of updating the driveway ordinance and review of standards for rural residential development be placed on the agenda for next month.

NEXT MEETING DATE – Monday June 23, 2014 at 7 p.m.

ADJOURNMENT AT 9:48 p.m.

Moved by Brian and seconded by Andrea “to adjourn.” Motion approved.

Mary Hasheider
Plan Commission Secretary