

## PLAN COMMISSION MINUTES

January 4, 2017

6:30 p.m.

Town Hall

The meeting was called to order at 6:30 pm. Statement of public notice was read.

Roll call: Present: Steve Balfanz, Carolyn Barrette, Jason Coyle, Dan Lynch, Chris Matter, Joy Packard, Anton Rang, Theresa Schousek. Laurie DeRosier attended briefly. Others present: Jeannette and Mel Winnick, Doug Zahler, Stan Knudtson, Jim Dyer, Don Jezewater (neighbors), Steve Tadevich, Adam and Lisa Terwey.

Adoption of agenda on motion by Balfanz, second Schousek, passed.

Dates of upcoming meetings and events were noted. Jan 12 - Town Board meeting and Caucus

Public comments - none

Reports and/or actions by County - none

Items for Discussion and/or Preliminary action

**3. Winnick CSM, 1218 Trout Brook Rd N, Hudson WI** moved up on agenda. Zahler provided a new plat map showing an easement along the property line south to the Xcel line and east along the power line to serve as access to the 40 acre parcel. A quit claim showing an easement for a cul de sac at the end of Trout Brook Rd N would serve as access off the town road to the easement along the property lines. Barrette brought up that Chair Spaniol had indicated he felt the Town should have a quit claim to the cul de sac for future use if necessary. He had contacted the County who also said in their experience they would prefer the municipality get a deed for any future road or cul de sac. Discussion about the easement vs. quit claim deed. The access to the property off 42nd St with a driveway access over Xcel property would still exist.

**Lynch moved to approve the CSM as presented for Jeanette Winnick, 1218 Trout Brook Rd N, Hudson including the easement for a cul de sac and a 66 foot easement for a driveway to the 40 acre parcel to the east. Matter seconded; motion passed.**

1. Update on Comprehensive Plan Activities - The Town Board accepted and approved the Comprehensive Plan with the amendment that Ag Planning dashed circle areas be added as requested by citizens. Rang reported on Town Board action. An errata sheet will be added as will the actual copies of the Town's resolutions and Non-residential Design Guidelines and Bass lake information added to the appendix. The Executive Summary report of the UW-Ext Community Development will be substituted for the full report in the appendix.

2. Non-Residential Design Standards - The Town Board passed a resolution accepting the 2011 NRDS report and it will be added to the Comprehensive Plan Appendix. The Subcommittee distributed the July 2016 work for review, and future subcommittee meetings will be scheduled.

4. Chap. 149 revisions, Public Works Committee - Theresa Johnson will forward the most recent version of the proposed Chap. 149 and plates for discussion at the February Commission meeting.

Rang suggested scheduling the July meeting for July 12 since the first Wednesday is July 5. Agreed.

Recommendations to the town board - Approval of Winnick Subdivision as presented.

Approval of December 7 meeting minutes on motion by Balfanz, second Coyle, motion carried.

Items for next agenda - NRDS, Chapt 149 changes, fee schedule

Meeting adjourned on motion by Rang, second Balfanz, carried.

Carolyn Barrette, Chair