

S6911 State Road 113  
P.O. Box 115  
Merrimac, WI 53561



Telephone: (608) 493-2588  
Fax: (608) 493-2238  
Website: TownOfMerrimac.net

## MINUTES OF THE PLANNING & ZONING COMMISSION July 21, 2021

Present were Richard Grant and Commissioners, Eric Peterson, Dawn Peetz, and Doug Hill. Also in attendance was Tim McCumber, Town Administrator and Deputy Clerk-Treasurer Jeremy Bowers, and Town Planner Mike Slavney. Excused were Commissioners Tim Healy, Dan Purcell, and Frank Olah.

Chairman Grant called to order a public hearing for a Planned Area Development (PAD) Plan/Final Plat per Town of Merrimac Planning & Zoning Ordinance Section 2.26 (II)(D) for an existing Planned Area Development (PAD 02-97) for Charlie's Lakeside General Store located on 6.14 acres located in the NW ¼ of the SW 1/4 Section S4-T10N-R7E on tax parcel 026-0093-11000. The tax parcel is located in the Commercial District. No one appeared. Motion to adjourn by Hill. Seconded by Purcell. Motion passed.

Chairman Grant called to order another public hearing Regarding a Conditional Use Permit for storage units on tax parcel 026-0234-00000 in Summer Oaks on Kilpatrick Point Drive. The existing original units are an approved use in accordance with Town of Merrimac Zoning Ordinance 2.26 Planned Area Development Overlay (PAD 05-97). The proposal calls for five (5) new units being added to an existing structure and an additional structure housing seven (7) new units. Application by John E. and John A. Kassner, d/b/a Summer Oaks Self-Storage, 6333 Briarcliff Lane, Middleton, WI 53561. No one spoke in favor or in opposition to the proposal. As an interested party, Chris Hanson of Kassner Road shared a letter from Bill and Karen Disch for the board. They have concerns about additional lighting, additional traffic, and additional storm water runoff. They only oppose the new structure and not the addition to the existing structure. Hanson expressed concerns about the area where the addition will be and that it is currently used for storage during the winters of boat lifts and that space will be removed. He is requesting that any trees are removed be replaced as a conditional and that security lighting not be aimed at the property. No one else appeared. Motion to adjourn by Grant. Second by Peterson.

Grant called the zoning commission meeting to order. McCumber certified compliance with the open meetings law. A motion to approve the minutes of the June 16, 2021 with an amendment to include that Frank Olah was in attendance. Motion was made by Hill, seconded Peetz. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission first considered a Planned Area Development (PAD) Plan/Final Plat per Town of Merrimac Planning & Zoning Ordinance Section 2.26 (II)(D) for an existing Planned Area Development (PAD 02-97) for Charlie's Lakeside General Store located on 6.14 acres located in the NW ¼ of the SW 1/4 Section S4-T10N-R7E on tax parcel 026-0093-11000. The tax parcel is located in the Commercial District. Application by Charlie Fuchs, 8425 County Rd. Y, Sauk City, WI 53583. McCumber provided a report on the project. Fuchs commented that he plans to build the first building as soon as he can. McCumber provided the conditions for the permit. Grant made a motion recommend approval to the town board with conditions the stated conditions. Second by Peterson. Motion passed. The commission then considered a regarding a Conditional Use Permit for storage units on tax parcel 026-0234-00000 in Summer Oaks on Kilpatrick Point Drive. McCumber reported the existing

original units are an approved use in accordance with Town of Merrimac Zoning Ordinance 2.26 Planned Area Development Overlay (PAD 05-97). McCumber noted the encroachment of the mound system noting that Sauk County ordinance. Kassner spoke that it would be his goal would be to protect the trees on the property because his mother planted them. He also reported he mows the property frequently. The only new light he would add would be added to the west side of the new building and he can aim it north so it directs the lighting to the north. McCumber read the recommended conditions. Peterson made a motion recommend approval to the town board with conditions the stated conditions. Second by Hill. Motion passed. The commission inadvertently skipped over the matter regarding a preliminary Certified Survey Map/Conditional Use permit to divide parcel 026-1228-00000 located on Coves Court into two duplex lots. Application by John E. and John A. Kassner, d/b/a Summer Oaks Self-Storage, 6333 Briarcliff Lane, Middleton, WI 53561.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported that there have been 53 permits issued for 2021 totaling \$4,698,794. This is compared to 37 permits at this point in totaling \$2,715,746. There eight new homes started this year compared to five new home starts last year.

Motion to adjourn Hill, second by Peetz. Motion passed.