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## MINUTES OF THE PLANNING & ZONING COMMISSION April 15, 2020

Present were Chair Richard Grant, Commissioners Tim Healy, ~~Dan Purcell~~, and Eric Peterson, and Doug Hill. Also in attendance was Tim McCumber, Town Administrator. Town Planner, Mike Slavney. Frank Olah and Dawn Peetz participated virtually.

Commission Chair Grant first called to order a public hearing regarding a Conditional Use Permit for Vacation Rental Establishment (VRE) in the Agricultural District per Town Ordinance 2.30 on property located at S6549 Bluff Rd., Tax Parcel 026-0436-30000; application by Kristin Fehrenbach, E13887 County Rd. DL, Merrimac, WI 53561. No one appeared. Motion to close the hearing by Healy, second by Hill. Motion passed.

Grant then called a public hearing regarding a Planned Area Development (PAD) Plan/Preliminary Plot per Town of Merrimac Planning & Zoning Ordinance Section 2.26 (II)(C) for a Planned Area Development (PAD 19-19) for Foster Shores Estates located on 96.97 acres located in the SW  $\frac{1}{4}$  of Section S4-T10N-R7E and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section S9-T10N-R7E on tax parcels 026-0086-00000; 026-0092-00000, 026-0092-010000; 026-0096-00000; 026-0226-00000; and a portion of 026-0087-00000. All of the parcels are located in the Single-Family Residential District. Application by Dan Heffron, 2000 Prairie Street, Prairie du Sac, WI 53578. No one appeared in person. McCumber provided the commission with comments provided by the Foster Shores Condominium Association and will address some of the concerns during the regular agenda. Motion to adjourn the hearing by Healy, second by Peterson. Motion passed.

Grant called the commission meeting to order. McCumber certified compliance with the open meetings law. The commission considered the minutes of the November 27, 2019 meeting. The March 19, 2020 Zoning Commission meeting was canceled due to the COVID-19 emergency and there are no minutes. Motion by Hill to approve the minutes, second by Peterson. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission first considered a Conditional Use Permit for Vacation Rental Establishment (VRE) in the Agricultural District per Town Ordinance 2.30 on property located at S6549 Bluff Rd., Tax Parcel 026-0436-30000; application by Kristin Fehrenbach, E13887 County Rd. DL, Merrimac, WI 53561. McCumber reported the applicant was not able to appear in person as her family was quarantining due to a member of her family having contracted the coronavirus. McCumber also reported that the applicant had met all of the conditions and under state law the commission should approve the conditional use. Motion to forward to the condition use permit to the town board for approval by Healy, second by. Motion passed. The commission next considered a Planned Area Development (PAD) Plan/Preliminary Plot per Town of Merrimac Planning & Zoning Ordinance Section 2.26 (II)(C) for a Planned Area Development (PAD 19-19) for Foster Shores Estates located on 96.97 acres located in the SW  $\frac{1}{4}$  of Section S4-T10N-R7E and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section S9-T10N-R7E on tax parcels 026-0086-00000; 026-0092-00000, 026-0092-010000; 026-0096-00000; 026-0226-00000; and a portion of 026-0087-00000. All of the parcels are located in the Single-Family Residential District. Application by Dan Heffron, 2000 Prairie Street, Prairie du Sac, WI 53578. Mike Slavney first provided a report followed by McCumber.

McCumber also provided a report addressing several potential conditions and walked through the Foster Shores Condominium Association comments particularly noting that the commission does not have the authority to post speed limits, but based on the density, it was very likely the town board would set the speed limit at 25 miles per hour. He also noted some areas of concern regarding storm water and noted these comments would go to the Sauk County Land Resources & Environment Department which also requires a storm water plan due to shoreland zoning requirements. McCumber also noted that this is not the final approval step but this step needs to be approved by the town board for the developer to proceed with engineering, the covenants, and the developers agreement, among other items such as a condo declaration for the storage units. Grant had questions about the private road which the town would like to be a public road as well as two lake lots. Lots 8 & 9, that had very steep slopes. Healy liked that a buffer was added to the area for future storage. Motion to recommend approval to the town board by Peterson, second by Hill. Motion passed. The commission also considered a preliminary inquiry regarding a Conditional Use Permit for an accessory structure more than 1,000 feet from Lake Wisconsin and north of the Village of Merrimac boundary located at S7279 State Hwy. 78, Merrimac, WI 53561 (Tax parcel 026-0695-00000). Inquiry by Steve Peetz, N750 Golf Rd., #20, Prairie du Sac, WI 53578. McCumber reported this is a larger residential lot more and with the tree line toward the front of the property, it would be likely you could not see the proposed storage building from the highway. There was a consensus that they would consider approving this permit.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported that there have been 9 permits issued so far in 2020 totaling \$1,269,500. This compares to 11 permits at this date in 2019 totaling \$774,216. Last year there were 1 new housing starts compared to 3 at this time this year. We finished 2019 with 63 permits issued totaling \$5,853,864. This compares to 81 permits issued in 2018 totaling \$6,725,620. There were 18 permits issued to hail damage in 2018.

Motion to adjourn by Hill second by Peterson. Motion passed.