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## MINUTES OF THE PLANNING & ZONING COMMISSION February 17, 2021

Present were Acting Chair Tim Healy and Commissioners Eric Peterson and Doug Hill. Also in attendance was Tim McCumber, Town Administrator. Commissioners in attendance by Zoom included Commissioners Frank Olah, Dawn Peetz, and Dan Purcell. Doug Hill was absent and Dick Grant was excused.

Tim Healy called to order the Public Hearing will regarding proposed Town Ordinance 2021-38 amending the Town of Merrimac Zoning Ordinance to change Section 2.08 as it related to Non-Conforming Uses in the Sauk County Shoreland Protection District. McCumber reported the change allows for non-conforming structures that are required to be constructed in the same footprint to comply with Sauk County ordinance per Wis. Stat. NR-115 would not need a Board of Appeals hearing from the town when the original building, if lawfully constructed, cannot be brought into compliance with the town's setbacks. No one appeared. Motion to adjourn the public hearing by Peterson. Second by Olah. Motion passed.

Tim Healy called the zoning commission meeting to order. McCumber certified compliance with the open meetings law. McCumber did not include the January minutes. A motion to approve the minutes of the January 20, 2021 was made by Healy, seconded Peterson to table to March. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the Commission considered a Certified Survey Map (CSM) dividing current parcel 026-0679-00000 into two parcels in the Single-Family Residential District while dedicating the portion of the public right-of-way to the town, application by Gladys Smith, S7094 Owls Head Road, Merrimac, WI 53561. McCumber reported the split meets the zoning criteria. Motion by Purcell, seconded by Peterson to recommend approval to the town board. Motion passed. The Commission next considered a Certified Survey Map (CSM) separating current parcel 026-0383-00000 from 026-0408-00000 in the Agricultural District the remnants of the parcel to be combined to adjacent lands owned by Paul & Erika Larson, application by Jeffrey Froh and Marilyn Gorsuch-Froh, S6320 Yum Yum Hill Road, Merrimac, WI 53561. McCumber that the split does not add any extra land parcels and included a copy of the sale agreement showing the Larsen's will be in to attach the remnant parcel after they close on the land sale. Motion to recommend approval by Peterson, seconded by Purcell. Motion passed. The Commission then considered a proposed ordinance to change Section 2.08 related to Non-Conforming Uses in the Sauk County Shoreland Protection District. McCumber reported the ordinance proposal included changes as requested. A motion to recommend approval to the town board for approval by Peterson, seconded by Healy. Motion passed. Finally, the commission discussed possible regulations regarding the use of temporary garage

structures in the Town of Merrimac. McCumber reported that on occasion these structures cause issues in some neighborhoods and presented a couple of other municipal ordinances for consideration. After some discussion, the consensus was the commission did not want to amend the ordinance and no action was taken.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported that there have been 4 permits issued for 2021 totaling \$640,624. This is ahead of two permits at this point in 2020 totally \$412,000. There was one new home start last year and one new home start this year comparatively.

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