

Concord Planning Committee Meeting (March 4, 2008)

Sat, 03/01/2008 - 11:40 — admin

TOWN OF CONCORD PLAN COMMITTEE
MEETING AGENDA

MARCH 4, 2008

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Review and approval of November 27 minutes
2. Verify compliance with open meetings law
3. Sam & Carol Bohringer, N6125 Country View Ln., are requesting a lot split and rezoning. They would like to create a 1 acre A-3 lot off of their 6.93 acre parent parcel which is currently zoned A-1.
4. Old Business
5. New Business
6. Adjournment

There may be at least two town board supervisors in attendance.

Concord Planning Committee minutes (March 4, 2008)

Thu, 03/06/2008 - 11:53 — admin

TOWN OF CONCORD
PLAN COMMITTEE
MARCH 4, 2008

The meeting was called to order at 7:00 p.m. by the Chairman Dave Janquardt with Ron Milbrath, Jim Gilbert, and Sally Williams present. Dave led the assembly in the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Jim Gilbert moved to accept the minutes of the November 27 meeting as presented, seconded by Ron Milbrath and carried.

Sam and Carol Bolinger, N6125 Country View Lane, requested a lot split and rezoning to create a one acre buildable lot off their current 6.93 acres. Their current parcel is zoned A-1. The one acre lot would need to be rezoned to A-3. Sally Williams moved to recommend approval of the lot split to the town board, seconded by Ron Milbrath and carried. Jim Gilbert moved to recommend approval of the rezoning to the town board, seconded by Ron Milbrath and carried.

Richard Reindeers asked the board why a meeting of the Plan Committee was being held on this first Tuesday of the month rather than the usual fourth Tuesday of the month. Dave Janquardt explained that the committee had had no meetings in December, January, or February due to no items on the agenda.

This meeting was set to accommodate the Bolingers, who had their meeting with the county set for March but did not realize that they needed to go through the Town Plan Committee and the Town Board for approval first.

The next meeting of the Plan Committee will be held March 25, 2008.

With no further business, Jim Gilbert moved to adjourn, seconded by Dave Janquardt and carried.

Respectfully submitted,

Sally Williams, secretary

TOWN OF CONCORD PLAN COMMITTEE MEETING Agenda (April. 22, 2008)

Mon, 04/21/2008 - 11:26 — admin

TOWN OF CONCORD PLAN COMMITTEE
MEETING AGENDA

TUESDAY

April 22, 2008

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Review and approval of minutes from March 4, 2008
2. Verify compliance with open meetings law
3. Gerrit & Judy Peters, W173 North Side Dr. are requesting to re-proportion the zoning on an 11 acre parcel. Currently, a 2 acre building site is zoned A-3, with the balance of the property zoned A-1. They would like to relocate a portion of the A-3 building site to better accommodate their building plans. The area zoned A-3 would remain at 2 acres.
4. Old Business
5. New Business
6. Adjournment

There may be at least two town board supervisors in attendance.

TOWN OF CONCORD PLAN COMMITTEE MEETING Agenda (April. 22, 2008)

Mon, 04/21/2008 - 11:26 — admin

TOWN OF CONCORD PLAN COMMITTEE
MEETING AGENDA

TUESDAY

April 22, 2008

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Review and approval of minutes from March 4, 2008
2. Verify compliance with open meetings law
3. Gerrit & Judy Peters, W173 North Side Dr. are requesting to re-proportion the zoning on an 11 acre parcel. Currently, a 2 acre building site is zoned A-3, with the balance of the property zoned A-1. They would like to relocate a portion of the A-3 building site to better accommodate their building plans. The area zoned A-3 would remain at 2 acres.
4. Old Business
5. New Business
6. Adjournment

There may be at least two town board supervisors in attendance.

Town of Concord Plan Committee Meeting Minutes (April. 22, 2008)

Wed, 04/23/2008 - 14:26 — admin

TOWN OF CONCORD
PLAN COMMITTEE MINUTES
APRIL 22, 2008

The meeting was called to order at 7:00 p.m. by the Chairman Dave Janquardt with Jim Gilbert, Rhonda Leader, and Sally Williams present. Dave led the assembly in the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Jim Gilbert moved to accept the minutes of the November 27 meeting, seconded by Dave Janquardt and carried.

Gerrit and Judy Peters, W173 North Side Dr., requested a relocation of a portion of a 2 acre A-3 building site on their 11.69 acre parcel. The remainder of the parcel (9.69 acres) is zoned A-1. They explained that the request would maintain the building site at 2 acres but allow them to better accommodate their building plans while maintaining the proper set backs from the portion of the property zoned A-1. The Peters' builder noted that it would be difficult to adapt the building plans to the original A-3 area due to the slope of the property and the fact that a portion of the property is quite low and remains wet throughout the year. Sally Williams moved to recommend approval of the request to the town board, seconded by Jim Gilbert and carried.

The next meeting of the Plan Committee will be held May 27, 2008.

With no further business, Dave Janquardt moved to adjourn, seconded by Sally Williams and carried.

Respectfully submitted,

Sally Williams, secretary

Concord Town Planning Commettee Agenda (May 27, 2008)

Mon, 05/26/2008 - 20:56 — admin

TOWN OF CONCORD PLAN COMMITTEE
MEETING AGENDA

TUESDAY

May 27, 2008

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Verify compliance with open meetings law
2. Review and approval of minutes from April 22, 2008
3. John and Sue Strese, N 7112 CTH P, are requesting a review of the preliminary certified survey for a farm consolidation. They are presenting both a 3 acre and a 5 acre proposed consolidation.
4. Bert and Barbara Haas, W481 Concord Center Dr., are requesting a land division and rezoning on their neighboring parcel - number 006 0716 1333 000. This is a 37.718 acre parcel zoned A-1, and they are requesting the creation of a one acre A-3 parcel and a 6.7 acre Natural Resource parcel.
5. Review of impact fee expenditures prior to the enacting of the current impact fee ordinance approved on Dec. 10, 2007.
6. Old Business
7. New Business
8. Adjournment

There may be at least two town board supervisors in attendance.

Concord Planning Committee Minutes (May 27, 2008)

Thu, 05/29/2008 - 17:00 — admin

TOWN OF CONCORD
PLAN COMMITTEE MINUTES
MAY 27, 2008

The meeting was called to order at 7:00 p.m. by the Chairman Dave Janquart with Jim Gilbert, Rhonda Leader, Carol Hoffmeister, and Sally Williams present. Dave led the assembly in the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Jim Gilbert moved to accept the minutes of the April 22 meeting, seconded by Dave Janquart and carried.

Sue Strese, N7112 CTH P, requested approval of a preliminary survey for a farm consolidation. Her realtor, Pete Gross, presented two proposals on her behalf: one for a 3 acre farm consolidation parcel and one for 5 acres. Current county zoning permits a maximum of three acres for farm consolidation, but the county is considering increasing the allowable acreage to 5 acres. The county has not yet reached a decision on this issue but will hopefully do so within the next month. Pete explained that Sue would prefer the 5 acre plan as all the outbuildings will not fit on 3 acres. He requested that the town approve both proposals so that when she goes before county either proposal would already have the approval of the town and a decision could be made at that time as to which plan would be accepted. Sally Williams moved to recommend approval to the town board of both the 3 acre and the 5 acre proposals with a preference to the 5 acre proposal, seconded by Jim Gilbert and carried.

Bert and Barb Hass, W481 Concord Center Dr., requested approval for a land split and rezoning on their neighboring parcel # 006-0716-1333-000. This is a 37.718 acre parcel currently zoned A-1, and they would like to create a 1 acre A-3 parcel and an adjoining 6.7 acre natural resource parcel. The area in which they are requesting the natural resource zoning is a low wooded area. Jim Gilbert made a motion to recommend approval of the preliminary survey to the town board, seconded by Sally Williams and carried.

Pursuant to a request by Richard Reindeers for an accounting of all impact fee expenditures from 2001 to 2007, Lloyd Zastrow requested that the Plan Committee review town expenditures for that time period and make a recommendation as to which expenses were payable by the impact fees collected within that time frame. These expenditures would need to comply with the town impact fee ordinance in place at that time which allocated the fees to park improvements. Lloyd provided the committee with a Transaction Detail Report for January 2001 to January 2007. The Committee reviewed the transactions and determined which expenditures they felt should have been paid by the impact fees. These recommendations will be given to Lloyd to present to the Town Board at their next meeting.

With no further business, Jim Gilbert moved to adjourn, seconded by Dave Janquart and carried. The next meeting of the Plan Committee will be held on June 24, 2008.

Respectfully submitted,
Sally Williams, secretary

Concord Planning Committee Agenda (June 24, 2008)

Mon, 06/23/2008 - 07:21 — admin

TOWN OF CONCORD PLAN COMMITTEE MEETING AGENDA

**TUESDAY
June 24, 2008**

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Verify compliance with open meetings law
2. Review and approval of minutes from May 27, 2008

3. Jim Stern, N5683 Pioneer Rd., is requesting an enlargement of an existing A-2 area from 1.5 acres to 2.2 acres to accommodate parking, a building addition, and a new building.
3. Jim Gesell, W2245 CTH B, is requesting a lot split and rezoning to create a 2 acre A-3 residential building site off of his 17.8 acre A-1 parent parcel.
3. Daniel Fregien and Teresa Teaff, N6032 Grey Fox Trail, are requesting a conditional use permit to erect a Post Frame building which will exceed maximum height restrictions.
3. Old Business
3. New Business
3. Adjournment

There may be at least two town board supervisors in attendance.

TOWN OF CONCORD PLAN COMMITTEE MINUTES (JUNE 24, 2008)

Sat, 06/28/2008 - 16:28 — admin

TOWN OF CONCORD
PLAN COMMITTEE MINUTES
JUNE 24, 2008

The meeting was called to order at 7:00 p.m. by the Chairman Dave Janquart with Jim Gilbert, Rhonda Leader, Carol Hoffmeister, and Sally Williams present. Dave led the assembly in the Pledge of Allegiance. Sally Williams stated that the meeting had been properly posted. Jim Gilbert moved to accept the minutes of the May 27 meeting, seconded by Dave Janquart and carried.

Jim Stern, N5683 Pioneer Rd., requested approval to expand an existing A-2 area from 1.5 acres to 2.2 acres. This would accommodate a new building, a building extension, and additional parking for his existing lumber business. Carol Hoffmeister questioned whether or not the neighbor to the north had any objections to this expansion. Jim Stern explained that he had purchased the land from that neighbor in order to expand his A-2 area to the north. The neighbor was aware of that and does not have a problem with the expansion. Jim Gilbert made a motion to recommend approval of Mr. Stern's proposal to the town board seconded by Sally Williams and carried.

Jim Gesell, W2245 CTH B, requested a lot split and rezoning to create a 2 acre A-3 building site off of his 17.8 acre A-1 parent parcel. The proposed building site is non-prime ag land. Rhonda Leader moved to recommend approval of the lot split and rezoning to the town board, seconded by Carol Hoffmeister and carried.

Daniel Fregien, N6032 Grey Fox Trail, requested a conditional use permit to erect a Post Frame building which will exceed maximum building height restrictions. It was noted that any deed restrictions imposed by the Grey Fox Trail subdivision had expired last fall. County zoning, however, allows for a maximum building height in R-2 areas of 15 ft. Mr. Fregien's proposed building will be approximately 26 ft. All members of the Committee had seen the site and Mr. Fregien noted that the property slopes up from the road and then slopes back down behind the house. The proposed building will be about 200 ft. from the road where the grade is much lower than the grade of the house. The area is also surrounded by mature trees. With this in mind, the excess elevation should be minimally visible or not visible at all to neighbors. Carol Hoffmeister was concerned about setting a precedent. Sally Williams stated that a precedent has already been set in that there is a pole building across the street

from Mr. Fregien, right along the road and clearly visible, which appears to be even taller than 26 ft in height. After further discussion, Sally Williams made a motion to recommend approval of the proposal, seconded by Jim Gilbert, Dave Janquardt – yes, Rhonda Leader- yes, Carol Hoffmeister – neutral, motion carried.

In new business, Dave Janquart brought up a discussion of impact fees. The building inspector, Tom Marks, was confused regarding the new impact fee ordinance. His interpretation of the ordinance was that he needed to charge the impact fee of \$750 for any improvements. Town attorney, Mr. Levi had explained to Dave and Tom in a conference call that “improvements” as defined at the beginning of the ordinance refer to only a new home or the creation of a new residence (ie.: splitting an existing home into a duplex). Replacement of an existing home or any other improvements (pools, sheds, air conditioning, etc.) are not subject to the impact fee. Additionally, outbuildings exceeding a certain size would also be subject to the impact fee. Dave thought that the Plan Committee may want to review the minimum outbuilding sizes for which impact fees are currently charged and amend them if appropriate. With no further business, Jim Gilbert moved to adjourn, seconded by Dave Janquart and carried. The next meeting of the Plan Committee will be held on July 22, 2008.

Respectfully submitted,
Sally Williams, secretary

Concord Planning Committee agenda (July 22, 2008)

Fri, 07/18/2008 - 14:05 — admin

TOWN OF CONCORD PLAN COMMITTEE MEETING AGENDA

**TUESDAY
July 22, 2008**

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1089 CONCORD CENTER DRIVE

TIME: 7:00 P.M.

ROLL CALL

AGENDA

1. Verify compliance with open meetings law
2. Review and approval of minutes from June 24, 2008
3. Gordon Zastrow, W147 CTH-B, is requesting a lot split and rezoning to create an approximately 1.4 acre A-3 residential building site from his A-1 parent parcel.
3. Meet with the Town Board to discuss snow plowing options for 2008-2009.
3. Old Business
3. New Business
3. Adjournment

There may be at least two town board supervisors in attendance.

Concord Planning Committee Meeting Minutes (July 22, 2008)

Wed, 07/23/2008 - 16:03 — admin

TOWN OF CONCORD
PLAN COMMITTEE MINUTES
JULY 22, 2008

The meeting was called to order at 7:00 p.m. by the Chairman Dave Janquart with Jim Gilbert, Rhonda Leader, and Sally Williams present. Carol Hoffmeister was not present. Town supervisor Bill Ingersoll and Town Clerk Lloyd Zastrow were also present. Dave led the assembly in the Pledge of Allegiance. Sally Williams stated that the meeting had been properly posted. Jim Gilbert moved to accept the minutes of the June 24 meeting, seconded by Rhonda Leader and carried.

Gordon Zastrow, W147 CTH-B, presented a Preliminary CSM for a proposed lot split and rezoning to create a 1.4 acre A-3 building site with driveway access to Morgan Rd. from his approximately 65 acre parent parcel. Mr. Zastrow had presented his proposal to the county zoning board on July 17. Because the A-1 parent parcel is all prime agricultural land, the county would be unlikely to allow a second split on this parcel if the current proposed building site is over 1 acre. As a result, Mr. Zastrow amended his request to a 1 acre building site that abuts his current home site and has driveway access to CTH-B rather than Morgan Rd.. Mr. Zastrow was informed that when the new Preliminary survey is done, the minimum lot width should be 150 ft. and the driveway easement to the road should be a minimum of 66 ft. wide. Jim Gilbert moved to recommend approval of the 1 acre split as described by Mr. Zastrow, seconded by Sally Williams, and carried.

Town supervisor Bill Ingersoll then addressed the committee and requested their input regarding snow plowing options for 2008-2009. One option would be to hire the county as we did last year. Bill explained that the decision to have the county do the plowing for 2007-2008 was made in part because the town has only 2 trucks for plowing, and if one of those were to break down, there would be no back up. Consideration was given to purchasing a third truck for the 2007-2008 season, but ultimately the town decided against that and to try the county service instead. Bill stated that the county turned out to be quite expensive on an hourly basis but that necessary back up was always readily available. Dave Janquart felt that the county's timing for plowing was not always good and that they may have plowed when it wasn't necessary or maybe should have been put off until later. Rhonda Leader said the county plows seemed to cause more damage to mailboxes and that the road surface wasn't always smooth. A second option for this winter would be to hire a private company to plow a portion (~50%) of the town roads and have the town employees do the rest. Sharing the service in this way would result in the roads being cleared more quickly, and the town could rely on the private company for backup if necessary. Bill has talked to 3 companies: Dodge Construction Co., Brinkmann, and Weis Excavating. He does not yet have quotes from these companies. A third option would be to purchase a used snowplow truck and have the town employees do the whole job. With a third truck, the town would have a back up if one truck went down. There is room for a third truck in the existing shed. The town currently has 4 employees to do the snowplowing, and Dave Janquart questioned whether that was enough manpower. Two snow plow employees present at the meeting felt that they could get the job done with the four plowers. The general opinion was to go with either the second or third option. Bill will get quotes from the 3 companies he talked to, and Dave will see what is available for used trucks before making a final decision.

In old business, the impact fee expenditures for 2001-2007 were discussed. Lloyd had checked entries that the committee had questions on and all of these expenditures were for park supplies. Approximately \$18,500 of the \$32,000 in impact fees collected for the parks has been accounted for by the items allocated in the May meeting from the Transaction Detail Report provided by Lloyd Zastrow. It was decided that the remaining ~\$11,000 would be allocated to the green space and park area surrounding the Community Center and used toward the payment of the loan on the Community

Center.

With no further business, Jim Gilbert moved to adjourn, seconded by Dave Janquart and carried. The next meeting of the Plan Committee will be held on August 26, 2008.

Respectfully submitted,
Sally Williams, secretary