

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
January 5, 2017
Hudson Wisconsin 54016**

Members Present: Dan Pearson, Lowell Enerson, Jan Cuccia, Jennie Boeder, Joe Radlinger, Paul Mahler, David Wolf

Members Absent:

Staff Present: Rob Jones

Recording Secretary: Amanda Randall

Others present: Louie Filkins, Michael Barnes, Theresa Barnes, Suzanne Van Mele. Others were present that did not sign the attendance sheet.

AGENDA:

1. Call to order;
2. Approve minutes;
3. CSM-Michael and Theresa Barnes, 193 South Glover Road;
4. Concept review-farm plan, conservation easement, rezone, CSM-888 Coulee Trail, Leo Rohl Trust c/o Jeff McCardle;
5. Building Permits;
6. Committee Reports & Correspondence;
7. Adjourn.

AGENDA:

1. Call to order;

Dan Pearson called the meeting of the Troy Plan Commission to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. Approve minutes;

The minutes of the November 3, 2016 Plan Commission were previously distributed.

**Jan Cuccia moved to approve the minutes of the November 3, 2016 Plan Commission.
Jennie Boeder seconded. Motion carried.**

3. CSM-Michael and Theresa Barnes, 193 South Glover Road;

Rob Jones explained that the applicant has submitted a CSM for the subdivision creating a 3.386-acre lot (Lot 1) from a 39.9-acre parcel of land severed by South Glover Road. This was previously discussed at the November 2016 Plan Commission meeting. At that meeting, the Commission offered the applicants the options of either doing a Farm Plan for the entire 40-acre parcel or utilizing the exception in the SDO detailed in Chapter 135-8.D.(9). They have opted to use the SDO exception. There's a note on the CSM that Lot 1 will be included in any future Farm Plan created due to subdivision of the land. The driveway is existing. Theresa Barnes talked to the county and they will now consider it one parcel.

Jan Cuccia asked that the applicant tell any future owners about the Farm Plan requirements. The Town has also been working on a system to track CSMs, Farm Plans, and Conservation easements.

Jan Cuccia moved that the Plan Commission recommend to the Town Board approval of the CSM for Michael and Theresa Barnes at 193 South Glover Road based on the CSM dated Revision 11/10/16. Lowell Enerson seconded. Motion carried.

4. Concept review-farm plan, conservation easement, rezone, CSM-888 Coulee Trail, Leo Rohl Trust c/o Jeff McCardle;

Rob Jones explained that the applicant has submitted a concept plan for the subdivision creating 16 lots from 72.8 acres near the intersection of Coulee Trail and Boundary Road. The applicant's subsequent plans would include proposing a CSM creating Lot 1 and Lot 2 shown on the November 18, 2016 concept plan. Lot 2 has a cell tower on it. The land is zoned Exclusive Ag. The Town would need to approve the Farm Plan, determine development rights, place a conservation easement on the land, approve the rezone to Ag-Res, and then approve the plat or CSM. The applicant is looking for approval of the right to create 16 lots and then potentially move forward with a CSM for Lot 2. The buyer wants to purchase all the land except for Lot 2 as the Trust wishes to retain that lot for the cell tower revenue.

Louie Filkins from Ogden Engineering spoke on behalf of the applicant. They've chosen the 60/40 Farm Plan. The best farmable land is south of Coulee so that will be the 40%; 60% area is north of Coulee. Lot 2 needs to be created to keep the cell tower lease. Sixteen development rights can be held and preserved with this proposal.

Allowed uses on conservation easements were discussed along with how those easements are negotiated. Chair Dan Pearson recommended bringing in a recent conservation easement so the Commission can see exactly what it entails. The Town has a boilerplate and they negotiate from there.

The public hearing and neighbor notification process was discussed. Potentially, the Farm Plan, rezone, and plat/CSM approval could be on one agenda. Their application would need to be in by February 1, 2017 to be on the March agenda.

5. Building Permits;

Building permits were reviewed.

6. Committee Reports & Correspondence;

Dan Pearson suggested the February meeting be a joint meeting with the Town Board to discuss the Commercial district. He is also trying to plan a meeting in January/early February on the State farm preservation plan that would allow farmers to receive tax credits. The Town could develop a farmland preservation plan and join the State program. Jan Cuccia noted the county approved a riverway permit for reconstruction of a home in the same footprint at 276 Cove Road.

7. Adjourn

David Wolf moved to adjourn the meeting of the January 5, 2017 Plan Commission at 8:13 p.m. Jennie Boeder seconded. Motion carried.