

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
July 6, 2017
Hudson Wisconsin 54016**

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

Members Absent:

Staff Present: Rob Jones, Wendy Sander

Recording Secretary: Amanda Randall

Others present: Matt Hieb, Louie Filkins, Jeff McCardle

AGENDA:

1. Call to order;
2. Approve minutes;
3. Final Plat, Meadow Valley-DCCI Investments, Inc.
4. Zoning Amendment (Rezone), Farm Plan, CSM – 888 Coulee Trail, Leo Rohl Trust, c/o Jeff McCardle;
5. Discuss and Consider frequency for Conditional Use Permit Reviews;
6. Discuss and Consider process for future planning of the Commercial Zoning District;
7. Building Permits;
8. Committee Reports & Correspondence
9. Adjourn.

AGENDA:

1. Call to order;

Dan Pearson called the meeting of the Troy Plan Commission to order at 7:04 p.m. followed by the Pledge of Allegiance.

2. Approve minutes;

The minutes of the June 1, 2017 Plan Commission were previously distributed. Jennie Boeder and Jan Cuccia requested changing “recommend” to “report” in the motion on page 2, item 4.

Lowell Enerson moved to approve the minutes of the June 1, 2017 Plan Commission as corrected. David Wolf seconded. Motion carried.

3. Final Plat with Exception to Design Standards, Meadow Valley – DCCI Investments, Inc.;

The final plat for Meadow Valley was tabled at the June 2017 meeting at the applicant's request to allow them to complete a few items and to come back with a request for an Exception to Design Standards on Lot 28.

The following is a summary of the subdividing activity for this project:

1. 2013: Farm Plan with TDR and rezoning approved for the 75.70-acre project proposed to create the 35 residential lots and 4 commonly-owned outlots.
2. 2014: the Meadow Valley of Troy plat was approved creating: 23 residential lots, 4 permanent outlots, and the right of way for Meadow Valley Trail and Meadow Valley Bay.
3. 2016: a CSM created 1 residential lot (a 15-acre farmette) along with the addendum to the Developer's Agreement.

At the June meeting the applicant was directed to verify that the Preliminary Plat had not expired and that the proposed final plat is legally recordable; it has indeed expired. The Town Attorney suggested the Town retroactively approve an extension of the preliminary plat approval period. The hammerhead still needs to be constructed on Meadow Valley Lane prior to the Town accepting it as a public road. The developer's agreement and covenants have been completed; the applicant will provide the Town with copies. The 1st and 2nd phases are in one agreement. The applicant has also requested an Exception to Design Standards on Lot 28; they would like the Town to approve a reduction in the front setback from 75' to 50'. The Commission made a site visit to Lot 28 and agreed that the setback reduction makes sense for the lot.

Jan Cuccia moved to recommend to the Town Board that the preliminary plat approval term for Meadow Valley of Troy be retroactively extended from May 1, 2017 to the date of Town approval and execution of final plat of Meadow Valley First Addition or August/September 1, 2017, whichever occurs first. Paul Mahler seconded. Motion carried.

Jan Cuccia moved that the Plan Commission recommend to the Town board that the Final Plat for Meadow Valley of Troy First Addition, dated 3/29/17 with the exception to design standards noted, be approved, provided that the road shown on the Final Plat as Meadow Valley Lane is not being accepted as part of this Final Plat approval and will not be accepted until the said road's approval and acceptance as a public road is recommended by the Town Engineer, and expressly including the developer's construction of the required temporary hammerhead for Meadow Valley Lane; and that appropriate arrangements shall be made by the Developer before final plat approval by the Town Board (or execution of the final plat by the Town Chair) for creating the temporary hammerhead at the northerly end of Meadow Valley Lane. Lowell Enerson seconded. Motion carried.

4. Zoning Amendment (Rezone), Farm Plan, CSM-888 Coulee Trail, Leo Rohl Trust, c/o Jeff McCardle;

David Wolf recused himself as he is involved with this application. The applicant has submitted documentation to create two new lots from a 28.4-acre parcel south of Coulee Trail and east of

Rohl Road. The native parcel is within the Exclusive Agriculture District, thus a 1) Farm Plan approval, 2) Zoning Amendment, and 3) CSM approval are required in that sequence to create the new lots. The Plan Commission previously reviewed this in March 2017. At that meeting, the Plan Commission approved the Farm Plan, the rezoning from Ag to Ag-Res, and the CSM all contingent on execution of a conservation easement prior to Town Board approval. The applicant has submitted a revised Farm Plan moving Lot 2, which is 8.5 acres, from the 40% area to the 60% area and removing from it any encumbrance by the conservation easement. The CSM remains the same as was approved in March. The Town Attorney has drafted a revised conservation easement; it was executed June 15, 2017. The March proposal provided for 16 lots and 33 total lots with TDR; the July proposal is 15 lots with 29 total lots with TDR. A previous draft of a hypothetical concept for full buildout of the Farm Plan placed the small lots on the 44.359-acre parcel. The current language uses two small lot development rights to create the 8.557-acre Lot 2 and leaves the remaining 64.249-acres under the conservation easement, but without designating the ultimate locations of any future lots or subdividing activity. An approval of this Farm plan would essentially create two parcels: 1) an Ag-Res Lot 2, with the typical ability to potentially subdivide to a 3-acre density (as SDO allows) and 2) a remnant 64.249-acres entered into the Town Farm Plan program (Lot 1 and the unplatted land north of Coulee Trail) and under a permanent conservation easement. The map presented tonight should be revised before the Town Board meeting to show correct density and match the conservation easement; it should read that there are 15 lots, not 16 lots.

Jennie Boeder moved that the Plan Commission recommend to the Town Board that we accept the Farm Plan for the Leo Rohl Trust at 888 Coulee Trail as reflected in the conservation easement. Paul Mahler seconded. Motion carried.

Jennie Boeder moved that the Plan Commission recommend to the Town Board acceptance of the rezone plan for the Leo Rohl Trust at 888 Coulee Trail from Exclusive Ag to Ag-Res contingent upon approval of the Farm Plan. Jan Cuccia seconded. Motion carried.

Jennie Boeder moved that the Plan Commission recommend to the Town Board approval of the 2-lot CSM of the Leo Rohl Trust at 888 Coulee Trail contingent upon Town Board approval of the rezone and contingent on Town Board approval of the Farm Plan. Jan Cuccia seconded. Motion carried.

4. Discuss and Consider frequency of Condition Use Permit Reviews;

The Town Board asked that the Plan Commission reexamine this previously discussed issue. Wendy Sander explained that there are a handful of conditional use permits inherited from St. Croix County that have review dates as one of their conditions. Staff is recommending that those and any future permits not be reviewed on a set, regular basis. Many communities do it this way because it saves time but also if an issue arises, the Town can review the permit immediately, without having to wait for the predetermined review date. There was discussion on who would be responsible for keeping track of review dates and monitoring for compliance. Staff could review permits every few years and if there are no issues there would be no need for Plan Commission review. Wendy Sander will bring in a list of the conditional use permits for the August meeting and the Commission will discuss it further at that meeting.

5. Discuss and Consider process for future planning of the Commercial Zoning District;

The Town has started considering what the Commercial Zoning District should look like and what the process will be for developers. Rob Jones distributed the Cedar Corp. memo from June 2016 on this topic and noted that the process is laid out in Chapter 170. There was discussion on eventual incorporation. Wendy Sander said the following would be helpful to move the Town forward: 1) create flyer/fact sheet for developers; 2) analyze competition; 3) consider if the Town wants to actively pursue economic development or if they'd rather wait for developers to approach the Town; and 4) create a conceptual layout of what the Commercial District could look like. The Town could also look at creating TIF districts. There was discussion on the Glover Road interchange and future frontage roads. The Farmland Preservation Committee could link businesses with landowners holding development rights. Cedar Corp. has software to pull in demographic data that could be posted on the Town website for developers to look at. Cedar will put together a list of pros and cons comparing the Town to other areas.

6. Building Permits;

Building permits were reviewed.

7. Committee Reports & Correspondence;

Two County memos were distributed: one on potential multiple violations at the Koxlien house at 264 Cove Road and the other regarding the reconstruction/repair of Cove Court. A third memo was distributed from Ellen Denzer on proposed State Riverway legislation. The County is preparing to do another major rezone and has invited the Town to participate. Dan Pearson reported that the Town is putting together a Farmland Preservation Committee for tracking easements and TDRs along with ensuring the Town can participate in the State program.

8. Adjourn

Jan Cuccia moved to adjourn the meeting of the July 6, 2017 Plan Commission at 9:10 p.m. David Wolf seconded. Motion carried.