

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
March 2, 2017
Hudson Wisconsin 54016**

Members Present: Dan Pearson, Lowell Enerson, Joe Radlinger, Paul Mahler, Jason Kjos (as alternate)

Members Absent: David Wolf, Jennie Boeder, Jan Cuccia

Staff Present: Rob Jones

Recording Secretary: Amanda Randall

Others present: Suzanne Van Mele, Louie Filkins, Cliff Jennings.

AGENDA:

1. Call to order;
2. Approve minutes;
3. Rezone, Farm Plan, CSM-888 Coulee Trail, Leo Rohl Trust c/o Jeff McCardle;
4. Discuss and consider site plan for fire well improvements;
5. Discuss and consider Farm Plan Exception for Subdivision activity, 135-8(D)(9)
6. Building Permits;
7. Committee Reports & Correspondence;
8. 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 January 5, 2017 Plan Commission were previously distributed.

Paul Mahler moved to approve the minutes of the January 5, 2017 Plan Commission. Lowell Enerson seconded. Motion carried.

3. Rezone, Farm Plan, CSM-888 Coulee Trail, Leo Rohl Trust c/o Jeff McCardle;

Rob Jones began by explaining that the applicant has submitted documentation to create two new lots from a 28.3-acre parcel south of Coulee Trail and east of Rohl Road. There are three separate approvals involved with this application and in this order: Farm Plan approval; Zoning

Amendment; and CSM approval creating the two Farmette lots. The Farm Plan is approximately 73 acres and there will be a Tier 1 conservation easement drafted by the Town Attorney on those acres that will define the development rights. They are proposing to create 14 residential lots and 2 Farmette lots for a total of 16 development rights using the 60/40 Farm Plan. The signed conservation easement must be in place before the land can be rezoned. Town Attorney Gwen Kuchevar has a draft completed of the conservation easement. The rezoning of the Farm Plan area must following the procedure in Chapter 170-X.3 which essentially states that once the Town approves the Farm Plan, the rezone should then be approved. Since the rezone is a change to the Town's zoning map, the County will review it.

Louie Filkins of Ogden Engineering spoke on behalf of the applicant. He explained that the Rohl family owns the 73 acres and wants to sell but retain the communications tower south of Coulee. Lot 2 of the proposed CSM has the tower on it; Lot 2 cannot be created without creating Lot 1. There are no development plans for this property. They will add the proposed driveways on the CSM. They chose to go this route because a 3-acre lot would need road frontage per Town and County rules. They don't own the property along Rohl Road so the frontage needs to be on Coulee. The guy wires were installed based on the fence line but it appears to be on the neighbor's property; they are going to leave it as it is.

Since land is being rezoned, notices have gone out to neighboring landowners and a Class II notice was published in the paper for next week's Town Board meeting.

Jason Kjos moved to recommend to the Town Board approval of the Farm Plan for the Leo Rohl Trust at 888 Coulee Trail as presented with it being contingent on completion of the conservation easement prior to Town Board approval. Lowell Enerson seconded. Motion carried.

Paul Mahler moved to recommend to the Town Board approval of the rezone of the Leo Rohl Trust property at 888 Coulee Trail from Exclusive Ag to Ag-Res contingent upon approval of the Farm Plan and underlying conservation easement. Jason Kjos seconded. Motion carried.

Paul Mahler moved to recommend to the Town Board approval of the 2-lot CSM for the Leo Rohl Trust property at 888 Coulee Trail contingent on: the rezone being approved by the Town Board; Farm Plan and conservation easement being approved by the Town Board; and inclusion of indication of driveways on the 2-lot CSM. Lowell Enerson seconded. Motion carried.

4. Discuss and consider site plan for fire well improvements;

Rob Jones explained that the Town has been assessing and collecting impact fees on new development since the implementation of the impact fee ordinance. Fire protection was identified as a need and the southwest corner of the Town is the most underserved. The Town has been working with Cliff Jennings to use his irrigation well near the intersection of Relander Drive and Carlson Lane for a fire well. The Town would use impact fees to rebuild and improve the existing irrigation well at this site, allowing the owner to still use it for irrigation. He's willing to grant the needed easement for truck access and maintenance. There are three design options

being discussed with Hudson and River Falls Fire Chiefs. Option 1 is a parallel turnoff with a .17-acre easement. Option 2 is a roundabout so they can loop in and a .30-acre easement. Option 3 has two driveway turnoffs that they could back in and out of with two trucks using it at once and a .08-acre easement. Cedar Corp. and Cliff Jennings like Option 3 and the River Falls Chief likes Options 2 or 3. The Hudson Chief hasn't given input yet. There is a utility pole out there so lighting could be added along with a possible gate for security. Maintenance of the site is yet to be determined. The surface will be gravel. There was discussion on hooking up to trucks and turning difficulties. The electric panel can also be moved to accommodate the design. Site work will be put out for bid. The pump improvements are considered maintenance on equipment so the Town can keep using the company that's been maintaining the well. The Plan Commission consensus is to defer to what the fire departments want and decide what size easement area is needed to keep the process moving forward.

5. Discuss and consider Farm Plan Exception for Subdivision activity, 135-8(D)(9)

Rob Jones explained that parcels within Exclusive Ag may be subdivided following the terms of an approved Farm Plan or the one lot exception detailed in Chapter 135-8.D.(9). One lot can be carved out and that lot has to be included in any future Farm Plan encompassing the surrounding farm land. Since 2011, the Town has used this exception four times in recent years. Each lot has a note on the CSM that it's to be included with the original farm parcel if the parcel subdivides. The Town has requested a discussion regarding the use and benefits of this exception and methods of tracking. Benefits and complications were discussed.

The exception was originally designed for a family member that is farming but it hasn't been used that way. Paul Mahler suggested recording the note on the parent parcel as well. Discussion on if the exception allows for one lot per farm or one lot per 40 acres. The Commission consensus is to keep the exception the way it is but develop a better way to track it.

6. Building Permits;

Building permits were reviewed.

7. Committee Reports & Correspondence;

The Town Clerk sent out planning and zoning workshop information; the Town will cover the cost of those who wish to attend. Riverway variance applications were included in this month's packet as information. Dan Pearson met with Scott Karel from WI Department of Ag and Consumer Protection about the State's farmland preservation program. The Town could fit within the rules and regulations without much change and could be up and running by the end of the year.

8. Adjourn

Jason Kjos moved to adjourn the meeting of the March 2, 2017 Plan Commission at 8:41 p.m. Paul Mahler seconded. Motion carried.