

# P&P Agenda/Minutes 2006

Wed, 03/14/2007 - 11:20 — admin

## Park and Planning Committee Agenda and Minutes 2006

Agenda

Park and Planning Committee

March 28th 2006

Location: Concord Community Center

W1095 Concord Center Drive

Time: 7:00 PM

Roll Call

Review and Approval of February 28th Meeting Minutes

Agenda Items

Diminished Roll in Smart Growth Planning.

Town Ordinances Review and Discussions

Old Business

New Business

Citizen Input

Adjournment

Minutes

(unapproved)

TOWN OF CONCORD & PLANNING COMMITTEE MEETING

MINUTES Tuesday MARCH 28, 2006

The meeting was called to order by Richard Reinders at 7:00pm. All members were present.

The February minutes were received by mail. A motion was made to accept the minutes as written by Ron Milbrath and seconded by Jim Gilbert. Motion was carried.

First item on agenda: Review diminished roll in Smart Growth planning. At the last Town meeting it was decided that the Park and Planning Committee will no longer spearhead the Smart Growth program. It will be turned over to Bill Ingersoll and Bob Perkins. At that point in the meeting the floor was taken over by Mr. Ingersoll. Mr. Ingersoll felt that the Smart Growth planning was not being utilized to the best interest of the community. He feels that he can do a better job with Steve Grabow but would like the Parks and Planning to continue to do the research and give input. He feels that, as a paid official, he will do the job needed in this case. Marian Speerless asked Mr Ingersoll what our guidelines are as Park and Planning Committee? At this point, Mr Ingersoll felt that there hasn't been any guidelines for the Committee to follow. Mr Reinders feels that lack of communication between boards could be detrimental to the purpose of both boards. Mr Ingersoll agreed with the statement made by Mr Reinders.

Second item on agenda: Discussion and review of Town Ordinances, Old Business, New Business, and Citizen Input. One thing that was discussed was the junk ordinance. Dave Meyer has a couple of brochures of people that do pick ups. The dog ordinance was also discussed and the consensus was that the Jefferson Co ordinance was fine to use because the town would not have the police power to enforce any ordinance more strict. Also upcoming dates to remember were discussed, such as, the annual Town Meeting coming up April 11, 2006 at 7:00pm, the Town of Concord Visioning Workshop on April 18th, and the Town Picnic in August. Mr Ingersoll also talked about whether we should send out a newsletter regarding the upcoming events for this year. He felt that the \$500 cost incurred to do this would not be beneficial at this time. Possibly he could get something together to put a flyer out at

the April 4th voting at the Community Center with these upcoming dates. A mail out could be done after the Annual Town Meeting to inform the community of a annual clean up week-end and the upcoming dates to remember. It was decided that the mail out could be sent out after the Annual Town Meeting.

The issue of the Phil Kmiec and his proposal of putting up an eight family on the 1.8 acre piece of land located at NW corner of Highways E and F was also discussed. Everyone felt that Mr Kmiec is trying to put too much on too small of a piece of land and at a very busy intersection. That piece of property is zoned Community, which is a broad spectrum of many possibilities, with a conditional use permit, could be used for. It was agreed that this property is more suited to become a business and not a multi-family. Mr Reinders feels we should be a "proactive community" rather than a "reactive community". It would be to our town's advantage to look at creating some ordinances, so as we have them in place so we do not have to react to every proposal made to the board. Mr Ingersoll also said that this is what the Visionary Plan is all about and is very important to the entire community to have the zoning/ordinances in place. It was talked about if the existing zoning "community" could be refined, by the Town, to make it more clear of what a perspective use would be if a investor/purchaser of a piece of land could expect when trying to present a perspective plan to the board. It was agreed upon that we have to keep moving forward to put some of these issues in place. Writing an ordinance vs putting a moratorium in place to keep things in perspective for our town, would be giving a good indication of what the community would like to see happen to a particular piece of property and that is what the Visionary Planning is all about. It all comes down to the Smart Plan our town needs to put in place by 2011 to cluster residential, business, industry, agricultural and so on.

With no further business, Ron Milbrath made a motion to adjourn and was seconded by Jim Gilbert.

Motion was carried.

Respectfully submitted,  
Diana Radtke/Secretary

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Agenda

July

## **TOWN OF CONCORD PARK AND PLANNING COMMITTEE**

### **MEETING AGENDA**

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DATE: JULY 25, 2006

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00PM

ROLL CALL

REVIEW AND APPROVE JUNE 27th MEETING MINUTES

SADI MEIDL - (JOHN AND SUSAN STRESE PROPERTY)

N7112 HWY P WATERTOWN, WI 53094

REQUESTING THE SPLIT OF (1) 4AC LOT #1 (2) 2AC LOT #2 AND REZONING FROM A-1 TO A-3 FROM 83.16AC PARCEL. BOTH FOR RESIDENTIAL USE.

DOUG NELSON REPRESENTING RUEKERT-MIELKE ENGINEERS INFORMATIONAL PRESENTATION ON VILLAGE OF DOUSMAN FUTURE SANITARY EXPANSION AND WHAT IMPACT IT MAY HAVE ON GOLDEN LAKE RESIDENTS AND ADJOINING TOWN OF CONCORD PROPERTY OWNERS.

OLD BUSINESS

NEW BUSINESS  
ADJOURNMENT

Agenda

August

**TOWN OF CONCORD PARK AND PLANNING COMMITTEE  
AGENDA**

**Minutes**

TOWN OF CONCORD

PARKS & PLANNING COMMITTEE

**MINUTES AUGUST 22, 2006**

The monthly meeting of the Parks and Planning Committee was called to order by Rich Reinders at 7:00 P.M.

Roll call was taken and all members were present.

The July 25, 2006 minutes were received by all committee members by mail. A motion to approve the minutes, as written, was made by Marian Speerless and seconded by Jim Gilbert. Motion was carried.

The first order of business: JIM STERN – N5683 PIONEER DRIVE

Proposed Conditional Use permit expansion – (1) Add 14' x 84' addition to existing building for office use. (2) Erect a 60' x 100' building as a separate structure.

Mr. Stern was a no show, so the committee was forced to table the issue.

**OLD BUSINESS**

Discuss 2005 WI. ACT 477 – IMPACT FEES LEGISLATION AND HOW IT AFFECTS OUR LAND SPLIT FEE The legislation reads that the impact fee shall be collected from the developer or the property owner, in full, within 14 days of the issuance of the building permit or 14 days prior to the issuance of a occupancy permit. So this means the Town of Concord can no longer collect the \$500 fee at the time of approval from the town board. It should be collected at the time the application is made for the building permit or before a occupancy permit is issued. There are other specifics, such as, the impact fees collected are to be kept in a separate account and the money is to be used for specific projects. Any fees collected by the town prior to April 11, 2006 stand, and fees collected after the April 11th date do not.

**NEW BUSINESS**

The next discussion: THE DUTIES AND RESPONSIBILITIES OF THE PARKS & PLANNING COMMITTEE As a commission, appointed by the Town Board, to review and recommend approval or disapproval to the board regarding land splits and rezoning there is no clarification or guidelines for the board to follow. Conditional Use permits, Hamlet issues, issues regarding the future of the Town of Concord in the 20/20 plan are examples of things we as a board have been looking at also. There are no specifics as to what we can or cannot look at to recommend for approval or disapproval. There are no guidelines for us in writing as a board to refer to. It is a hit or miss situation without guidelines. It is very frustrating to the (7) members of the commission not to know the specific duties expected. We as a group appointed by the Town Board, at this time would like to know, in writing, what is expected from us **with clarification** as to what our duties are. Parks & Planning committee members are ready, willing and able to give input and recommendations to the Town Board and hoping that the Town Board will utilize the members in the future of the Town of Concord. A motion was made from Ron Milbrath, to request from the town board a list of duties for the Parks & Planning Commission regarding land splits, zoning changes, conditional uses and expansions etc. to use as a guideline, and was seconded by Jay Lieblang. Motion was carried. Rich Reinders will ask to have this added to the town board's agenda for the September 11, 2006 meeting for discussion.

The next discussion: OUTCOME OF THE THIRD VISIONING SESSION AND RELATED

PLANNING TOPICS Most of the discussion revolved around needing a professional planner to be

looking at this with the town. With the coming of Aurora Hospital to Summit we as a town should be proactive in our planning of our future instead of reactive like other communities around us have been and that would be a terrible mistake on our part. We should remind the Town Board to act on the Conditional Uses in the Hamlet area so there are no reactive decisions made as our area grows in the near future. There was also discussion regarding the condition of some of the town roads. Some are in dire need of repair. Some are beyond patching or repairing, they will need to be replaced. It is a expensive task ahead. Possibly the real estate taxes in the Town of Concord will have to be raised to help defer some of the future costs for road replacement and repairs.

With no further business, a motion was made by Ron Milbrath and seconded by Jay Lieblang. Motion carried.

The next **Parks & Planning Committee** meeting will be September 26, 2006 at 7:00PM

Respectfully submitted,

Diana Radtke/Secretary

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## **Minutes**

### **TOWN OF CONCORD**

### **PARKS & PLANNING COMMITTEE**

### **MEETING MINUTES SEPTEMBER 26,2006**

The monthly meeting of the Parks and Planning Committee was called to order by Rich Reinders at 7:00P.M.

Roll call was taken and all members were present. All criteria was met for the open meeting compliance.

The August 22, 2006 minutes were received by all committee members by mail. A motion to approve the minutes, as written, was made by Jim Gilbert and seconded by Dave Meyer. Minutes were approved.

First order of business: REVIEW FINAL PLOT PLAN FOR HERRO SUBDIVISION DEVELOPMENT Diana Radtke spoke to Mr. Herro prior to meeting and he will possibly reschedule review for next month's meeting. Tabled until Mr. Herro is ready to be put back on the agenda.

Second order of business: ROGER HIRSCH – N 6197 HILLSIDE DRIVE – REQUEST FOR (2) 1AC LAND SPLITS FROM 60 ACRE AG-1 PARCEL AND REZONE TO A-3, WITH DRIVE WAYS TO BE LOCATED ON SUNSET DRIVE A motion to recommend approval to the Town Board was made by Jay Lieblang and seconded by Marian Speerless. Motion was carried.

Third order of business: MARY BETH ESSER – W750 ALLEN ROAD, OCONOMOWOC – REQUEST FOR CONDITIONAL USE PERMIT TO KEEP UP TO10 COMPETITIVE HUNTING AND THERAPY DOGS (PRIVATE KENNEL LICENSE) FOR THE PURPOSES OF TRAINNING AND REHABILITATION Mary Beth has talked to her neighbors and they voice no objections. She is a retired veterinarian and all animals are well taken care of. All animals are up to date with shots also. A motion to recommend approval to the Town Board was made by Ron Milbrath and seconded by Dave Meyer. Motion was carried.

Fourth order of business: REVIEW AND DISCUSS MODEL SUBDIVISION ORDINANCES OBTAINED FROM THE WISCONSIN TOWNS ASSOCIATION AND OTHER LOCAL TOWNSHIPS FOR THE PURPOSE OF DRAFTING A CONCORD TOWN ORDINANCE. This was an open discussion. Marian Speerless did attend a meeting, along with Don Groose and Bob Perkins, at Fort Atkinson and they stressed upon the importance that every town should have a Subdivision Ordinance in place for future development.

Ixonia and Summit are towns that have their subdivision ordinance in place, which all committee members have a copy of, and there was a lengthy discussion of how this type of ordinance flows with a Smart Growth Plan, and the Town of Concord needs to get the Smart Growth Plan in place also. Dave Meyer also attended a meeting in Minocqua regarding the same principle of getting your Smart Growth Plan in place also. Dave also mentioned that they discussed how the town chairman usually is part of the Parks and Planning Commission. The Planning Commission ordinance does stipulate that the town chairman is to be a member of the Parks and Planning Commission which the Town of Concord does not have. This too should be reviewed and brought into compliance. One of the things discussed was a minimum lot size for a subdivision. The Town of Concord has a (1) acre minimum to build a single family dwelling in place now. Sewer vs Septic was also discussed. Clustering of businesses, small industries, clustering of multi-family, duplexes etc. Discussion will be carried over to next months meeting.

The next Parks and Planning Commission meeting will be October 24, 2006 at 7:00 PM at the Town of Concord Community Center, W1095 Concord Center Drive.

The cut off date to be put on the agenda for October is the 19th. Call Rich Reinders @262-567-6056 or Diana Radtke @ 262-569-9399 to be put on the agenda.

Respectfully submitted,

Diana Radtke/Secretary

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## **Minutes**

### **TOWN OF CONCORD**

### **PARKS & PLANNING COMMITTEE**

#### **MEETING MINUTES November 26,2006**

<http://www.abisource.com>. -->

#### **TOWN OF CONCORD PARKS & PLANNING COMMITTEE**

#### **MEETING MINUTES**

**TUESDAY November 28, 2006**

The monthly meeting of the Concord Parks and Planning Committee was called to order by Richard Reinders at 7:00PM.

Roll call was taken and verification that the Open Meeting Law was in compliance.

All members were present at this meeting except Jay Lieblang, plus Bill Ingersoll and Don Groose, from the Town Board, attended.

The October 24, 2006 minutes were received via mail. A motion to accept the minutes, as written, was made by Jim Gilbert and seconded by Dave Meyer. Motion was carried.

The agenda item for the evening was to continue the formulation of the Town of Concord Subdivision Ordinance. With the Wisconsin Towns Association's guideline of (19 pages) at hand for all to review, discussion began for changing some wording to conform to the town's needs. Each item in the Wisconsin Towns Association guide was read aloud and discussed before verbage changes were made. We had a very productive evening. There are a few items that will need futher disscussion at the December 28, 2006 Parks and Planning meeting, then it should be ready for presentation to the Town Board at the January 8, 2007 Town Board meeting.

With no further business for the evening a motion to adjourn was made by Jim Gilbert and seconded by Dave Meyer.

Motion was carried.

The next Parks and Planning meeting will be December 28, 2006 at 7:00 PM at the Concord Community Center. The cut off date to be put on the agenda is December 19, 2006. Call Rich Reinders @ 262-567-6056 or Diana Radtke @262-569-9399

Respectfully submitted,  
Diana Radtke/Secretary