

TOWN OF WINDSOR
PLAN COMMISSION MEETING



APPROVED

4-22-2014

Minutes

March 18, 2014

1. Call Meeting To Order And Roll Call.

Meeting convened by Chairperson LeGore at 6:00 p.m. Commissioners present: Alvin Davis, Barry Eichinger, Jeff Heisig, Kay Hoffman, Bill LeGore, and Dan Wendtland. Beth Trotter had an excused absence. Others present: Planning and Development Coordinator Amy Anderson Scheppe, Town Engineer Kevin Richardson, Town Attorney Connie Anderson, and Town Planner Jamie Rybarczyk.

2. Recitation Of The Pledge Of Allegiance.

The Pledge of Allegiance was recited.

3. Minutes From January 20, 2014.

A motion was made by Commissioner Wendtland to approve the Minutes of January 20, 2014. Commissioner Davis had a correction on page 7 to correct a misspelling. The motion was seconded by Commissioner Eichinger, and the motion maker concurred with the correction. Motion carried with a 6-0 vote.

4. Report From Bruce Stravinski, Liaison To The Town Board.

Supervisor Stravinski reported on the following:

- Concerns had been expressed regarding Lot 97 in Wolf Hollow regarding the 30-foot access, and that has not yet been scheduled for Town Board review. Mr. Frank and town staff have been working for a better site plan.
- The Town Board took action on Windsor Golf Ventures and approved it. The applicant is present at this meeting for plan adjustment and rezone. What is different is a multi-access path from Golf Road to Birch Lane.
- Supervisor Stravinski reported on Dane County Ordinance Amendment 26. This is an ordinance amendment that is going to change the Dane County Zoning Code dealing with

mineral extraction. The current code references mineral extraction sites that have been inactive for more than one year. They do not have to apply for a conditional use permit to restart mining. The amendment is to strike that paragraph and have nonconforming sites come to the town and apply for a conditional use permit. This would cause loss of local control. The town at present has police powers. The town unanimously voted to not support the change sought in Ordinance Amendment 26.

Town Attorney Anderson explained the impetus for this ordinance amendment was a dormant quarry in the town of Dunn starting up again. Under current ordinances, that was okay. They did not have to get a new CUP. That is the way quarries operate. They operate when there is a need. Fourteen of sixteen towns have indicated they do not want the ordinance change. A hearing is scheduled for March 25.

- There is also work on legislation for towns to opt out of county zoning. Towns would like to see more local control over zoning. Both this item and Ordinance Amendment 26 are on the back burner until the next session.

5. Appearances.

None.

6. Rezone Petitions For Amendments To Windsor's Farmland Preservation Zoning Map And Subsequent Zoning Map Amendments For Dane County. Plan Commission Resolution (2014-01).

This is an amendment to the Farmland Preservation Zoning Map. Planning and Development Coordinator Anderson Schweppe provided an update. A public hearing was held at the last meeting. This is a blanket rezone for properties in agricultural areas that are not in the preservation district. The affected parcels are west of Highway 51. This should not affect any land use.

A motion was made by Commissioner Heisig, seconded by Commissioner Eichinger, to approve Resolution 2014-01 Recommending Approval Of Dane County Zoning Petition 10663 Located In The Town Of Windsor, Dane County, Wisconsin. Motion carried with a 6-0 vote.

7. Windsor Golf Ventures, Inc., Requests A Comprehensive Plan Amendment To Modify The Future Land Use Map In Order To Proceed With The Windsor Blue Development Plan. The Amendment Modifies The Location Of Future Planned Residential And Future Planned Recreational Zoning. In Conjunction Modification To The Future Land Use Map For The Former Windsor Links Development Is In Order For Consistency With Windsor Golf Ventures, Inc., Withdrawal Of The Development Plan And Rezone Petition.

a. Public Hearing.

Chairperson LeGore opened the public hearing at 6:17 p.m. Staff comments were provided by Town Planner Rybarczyk. The last few months the town has been working with the developer on the Windsor Blue Plat and CSM. The Plan Commission and Town Board have approved the preliminary plat, as well as the one lot CSM, subject to conditions. In order to continue with the development moving forward, the next steps are to rezone the property and change the land use plan. The comprehensive plan will be changed to traditional single-family lots and mixed-residential lots. In that the Windsor Links Plat was withdrawn by Windsor Golf Ventures, the land use designation for this area will be amended from traditional single-family to Environmental Preservation and Parks.

Applicant Tim Gotzcion recapped. They had proposed to do a development that did not work out. The golf course has excess land, and 13 lots are being proposed – 2 duplex condo lots and the remainder will be single-family. There will be a 2-acre park along Golf Drive. There will also be access off of Oak Lane. The proposed lots will match the size of the existing lots.

Ed Busse, 4527 East Oak Lane, spoke. He thought this is the best that can be done in the series of developments. His neighbors felt the same way.

Eileen Skaife, 4520 Golf Road, had a question regarding three lots. She also had concerns regarding the safety of children and the park.

Town Engineer Richardson responded that the speed humps will be repainted to increase their visibility.

The public hearing was closed at 6:27 p.m.

b. Plan Commission Resolution (2014-04).

A motion was made by Commissioner Eichinger, seconded by Commissioner Heisig, to accept Resolution 2014-04 to Recommend A Map Amendment To The Town Of Windsor Comprehensive Plan: 2025 For Windsor Golf Ventures, Inc. (c/o Timothy Gotzcion) Pursuant To Wisconsin Statutes § 66.1001. Motion carried with a 6-0 vote.

8. Windsor Golf Ventures, Inc., Requests Consideration Of A Rezone For Windsor Blue – A Residential Plat Located In The SW 1/4 Of The SE 1/4 And The SE 1/4 Of The SE 1/4 Of Section 30, In The Town Of Windsor. Further Described As A 13 Lot Subdivision Bordered By Golf Drive To The North, Birch Drive To The East, Oak Lane To The South And Fairway Circle To The West.

a. Public Hearing.

Chairperson LeGore opened the public hearing at 6:29 p.m. Staff comments were provided by Town Planner Rybarczyk. In that the Comprehensive Plan amendment has been approved, the

town can move forward with the rezone for consistency. He indicated he had received questions from Planning and Development Coordinator Anderson Schweppe and Supervisor Stravinski regarding Outlots 1 and 2. At a later time they will be joined to make larger lots. Dane County did not want them rezoned at this time.

Applicant Tim Gotzion provided comments. They were going to deed restrict the two outlots. Dane County did not like that idea.

The public hearing was closed at 6:32 p.m.

b. Plan Commission Resolution (2014-05).

A motion was made by Commissioner Wendtland, seconded by Commissioner Davis, to approve Resolution 2014-05 to Recommend Rezone Of The Plat Of Windsor Blue To R-1 Residence District And R-3A Residence District. Motion carried with a 6-0 vote.

9. Windsor Golf Ventures, Inc., Requests Consideration Of A Rezone For The Certified Survey Map To Create One Residential Lot Along Oak Lane.

a. Public Hearing.

Chairperson LeGore opened the public hearing at 6:34 p.m. Town Planner Rybarczyk provided comments. This is to rezone one lot from RE-1 to R-1 Single-Family.

The public hearing was closed at 6:35 p.m.

b. Plan Commission Resolution (2014-06).

A motion was made by Commissioner Davis, seconded by Commissioner Hoffman, to approve Resolution 2014-06 to Recommend Rezone From RE-1 Recreation District To R-1 Residence District For A Single Lot Described In A Certified Survey Map (CSM) Submitted By Windsor Golf Ventures, Inc., And Located Along Oak Lane Near The Intersection Of Maple Lane, Town Of Windsor, Dane County, Wisconsin. Motion carried with a 6-0 vote.

10. Schedule April Meeting Date.

Planning and Development Coordinator Anderson Schweppe advised that the April Plan Commission meeting will conflict with the Town Annual Meeting. She recommended rescheduling the Plan Commission meeting for April 22 which was approved by the Plan Commission.

11. Adjournment.

At 6:35 p.m., a motion was made by Commissioner Eichinger, seconded by Commissioner Hoffman, to adjourn the meeting. Motion carried with a 6-0 vote.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ellen G. Teed". The signature is written in black ink and is positioned above the printed name and title.

Ellen G. Teed
Recording Secretary