

## **W1514 CTH Z, Fall River, WI 53932**

### **Planning Commission Meeting Minutes**

**July 12, 2017**

The public hearing on the proposed amendment to the Town Land Division Ordinance was called to order at 5:45 pm by Chairman of the Planning Commission, Bill Gretzinger. Those present were Leroy and Barb Yohn, Gus Gessner, Steve and Judy Rubert, Joe DeBorg from Columbia County Hwy Dept, Travis Gatza and Linda Henning, Clerk/Treasurer.

Chairman Gretzinger asked if there were any questions. Copies of the proposed amendment were available. The question was asked how much money was available and what the money would be used for. It was explained that currently between two money market accounts there was \$112,403.05. It was explained that the amendment would clarify what the "Greenspace Funds" could be used for.

With no further questions or discussion, the public hearing on the Land Division Ordinance was closed by Chairman Gretzinger at 5:50 pm.

---

The Town of Fountain Prairie Planning Commission was called to order at 5:55 pm by Chairman Bill Gretzinger. Planning Commission members present: Steve Jacob, Dale Firary, Tom Agnew and Chairman Bill Gretzinger. Others present: Gus Gessner, Travis Gatza, Joe DeBorg from Columbia County Hwy Dept and Linda Henning, Clerk/Treasurer.

The notice of the meeting was posted at the Farmers & Merchants Union Bank in Fall River, the Fall River Post Office, the Town Hall and on the Town Website.

Rezone & Land Division by Lefoy Yohn – Leroy Yohn is proposing to divide 12 acres and his residence off from a 43-acre parcel. The 12 acres would be rezoned to A-2 because the new lot was too large to be Rural Residential. The A-2 zoning would allow some farm animals to be kept on the property. The remaining 21 acres would stay A-1.

Motion by Tom Agnew with a second by Dale Firary to approve of the land division and rezone by Leroy Yohn. On a Roll Call Vote: Dale Firary – Yes; Steve Jacob – Yes; Tom Agnew – Yes and Bill Gretzinger – Yes. Motion approved with all in favor.

Travis Gatza was present to discuss with the Board the access road off of CTH D that the Fox River State Bank put in. The County is now telling the property owners that they have to pay for a turn lane off of CTH D that will then be part of CTH D. Of the original lots, lots 12 and 13 are being combined into one lot, 16, 17, 18 and 19 are being combined into 2 lots. This leaves two lots for other property owners and a total of four property owners. This is still too many driveways to come directly off of CTH D. The new property owners are looking for alternatives. Joe DeBorg said that there was no leeway, that if there were four property owners, there needed to be a turn lane on CTH D.

Minutes of the May 24, 2017 meeting were approved with a motion from Tom Agnew and a second from Steve Jacob. Minutes approved with all in favor.

Land Division Amendment – Motion by Tom Agnew with a second from Steve Jacob to recommend to the Town Board to approve of the amendment to the Land Division Ordinance 2017-01. On a roll call vote: Dale Firary – yes; Steve Jacob – yes; Tom Agnew – yes; and Bill Gretzinger – yes. Motion approved with all in favor. Amendment will go to the Town Board.

Robert Brunker arrived late, but wanted to ask the Planning Commission for a guarantee that if he combined lots 10 and 11 from the Lazy Lake I subdivision so he could have direct access off of CTH D, he would be able to split them off again in the future. The members advised Brunker, he would have to come back to the Planning Commission at that time.

There were no other topics for discussion.

The next meeting will be when needed.

There being no further business, motion by Tom Agnew with a second from Steve Jacob to adjourn the meeting. The meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Linda Henning, Clerk/Treasurer  
Town of Fountain Prairie