Town of Lake Mills Plan Commission Minutes
Tuesday, March 7, 2023
Town Hall at 7:00 PM

1. Call the meeting to order: Nass called the meeting to order at 7:00 pm.

Notice posted at the Town Hall and posted on the Town of Lake Mills Website, www.townoflakemills.org on March 2, 2023.

2. Roll Call: Members present: Battist, Heinz, Muchka, Nass, and Zekoff.

3. Adoption of Agenda: Moved by Heinz, second by Muchka, that the published meeting agenda be adopted. Carried 5 – 0.

4. Approval of minutes from the February 8 meeting: Moved by Muchka, second by Battist, that the Minutes of the February 8, 2023 Plan Commission meeting be approved. Carried 5 - 0.

5. Reports

a) Plan Commission Chairman's report: No Report

b) Town Board Report: Heinz noted that the Board continues to work on establishing a new EMS agreement to cover the Town following the expiration of the current contract.

c) County Report: No additional report beyond meeting agenda item 7 a).

d) Public Works Board Report: No Report

6. Period for Public Comment and Questions (non agenda items, information only): None

7. Review of Applications Filed:

a) Discussion and/or decision of Jefferson County's text amendment to Ordinance 11.10- Shoreline Provisions

Nass reported on why the amendment was before all the county's town governments and answered questions for clarification.

Moved by Zekoff, second by Heinz, to recommend to the Town Board approval of the ordinance's text amendments. Carried 5 – 0.

b) Discussion and/or decision of request for Variance made by Daniel Raatz on behalf of the Gerald E. and Victoria M Raatz Trust for the following:

i) Rezone from A-1 to A-3 t create a 2.63-acre lot around the two existing homes and outbuilding. The site is at W9252/W9258 County Road B on parcel #018-0713-0833-000

ii) Rezone from A-1 to A-3 to create a 1.98-acre residential lot along County Road B on parcels 018-0713-0833-000 and 018-0713-0832-001.

iii) Rezone from A-1 to Natural Resources to create a 9.23-acre lot along County Road B on parcel #018-0713-0832-001

iv) Variance to allow a land division resulting in a reduced side yard setback to the existing home at W9252 County Road B on parcel #018-0713-0833-000
v) Variance to allow a land division incorporating two homes on one lot at W9252 and W9258 County Road B on parcel 018-0713-0833-000

Battist recused himself from the agenda item as he rents farmland from the family.

Daniel Raatz and spouse were in attendance to answer questions about the requests. They stated that their plan included demolition of the older farm house once a separate well was established for the nearby newer home.

Heinz noted that in 2003 Daniel Raatz's parents had signed an affidavit that there would be no more splits of their property allowed under Town of Lake Mills ordinances. In 2017 Jefferson County then approved an additional split under county ordinances to create the lot where the couple's house stands. No further parcel splits of the property were allowable. It was noted that the request to rezone a portion of the property from A-1 to Natural Resources was allowable. Discussion was held between commissioners and the Raatz's on options they could pursue.

Moved by Heinz, second by Muchka, to approve the rezone from A-1 to A-3 to create a 2.63-acre lot around the two existing homes and outbuilding, with the stipulation that that the old farm house built prior to 1975 be demolished by or before any sale of the parcel. Carried 4 – 0.

Moved by Muchka, second by Heinz, to deny the request to rezone from A-1 to A-3 to create a 1.98-acre residential lot along County Road B. Carried 4 – 0.

Moved by Nass, second by Muchka, to recommend approval of the rezone from A-1 to Natural Resources, with the option to bring a revised map for the area to be included to the Town Board. Carried 4 – 0.

No action was taken on the two land division requests included in agenda items b) iv) and b) v) as no further splits are allowable on the property specified in the two requested variances.

c) Discussion and/or decision of request for Variance made by Jeffery and Sally Davis for a proposed accessory structure/detached garage on vacant lot #81 adjacent to residence on Lot #80, N6614 Shorewood Hills Rd, PIN #018-0713-1042-039

Josh Davis was in attendance to present the rationale for the request and answer questions. The commissioners and Davis exchanged questions and answers, including the information that the Town of Lake Mills does not allow exclusive construction on a lot of an accessory structure...

Heinz moved, second by Nass, to recommend to the Town Board that the request for the variance be denied. Adopted 5 – 0.

It was noted that Davis did have the option to pursue his request as far as the County Board of Appeals.

8. New Business:

a) Discussion and/or decision of April Plan Commission Meeting date due to the election on Tues., April 4, 2023. Wednesday, April 5 was selected.

b) Discussion and/or decision of reviewing the Town's Comprehensive Land Use Plan

The commission reviewed the first three chapters of the 2025 plan, noting the initial changes needed to bring the plan up to date. Once review is completed it is anticipated that assistance will be needed from a consultant to update text, demographic information, and supporting illustrations. The commission will continue its review in April, covering as much of the remaining seven chapters as time allows. Completion of the review and update of its contents is targeted for summer 2023 so that public input sessions can be scheduled prior to finalizing revisions.

9. Correspondence: None

10. Agenda items for future meeting

Development of a Plan Commission check list for use with property owners approaching the Town about possible rezoning, land splits, variances, conditional use permits, driveway placement and other property-related issues before they actually apply.

11. Adjournment: Moved by Battist, seconded by Heinz, to adjourn at 8:55 pm. Carried.

Steven E. Zekoff
Secretary
Town of Lake Mills Plan Commission