Town of Lake Mills Plan Commission Minutes
April 5, 2023
Town Hall at 7:00 PM

1. Call the meeting to order: Heinz 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 30, 2023.

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

3. Adoption of Agenda: Moved by Muchka, second by Battist, that the published meeting agenda be adopted. Carried 4 – 0.

4. Approval of minutes from the March 7 meeting: Moved by Muchka, second by Battist, that the Minutes of the March 7, 2023 Plan Commission meeting be approved. Carried 4 - 0.

5. Reports

a) Plan Commission Chairman's report: No Report

b) Town Board Report: Heinz noted that all incumbent Town leaders up for re-election on April 4 were elected. Town Supervisor I had no announced candidate, but David Schroeder received 22 write-in votes and Karen Orcutt 14.

He provided an update of emerging plans for EMS coverage beginning July 1. The Town of Lake Mills and the Town of Milford intend to become part of the Cambridge EMS. The Town of Aztalan and the Town of Waterloo have not made their decision yet. The City of Lake Mills has decided to establish a service contract with Ryan Brothers.

c) County Report: No Report

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 request for variance for Shawn Austin to construct an accessory storage structure at reduced setbacks to the Road right of way and centerline of I-94. The property is located at N7081 Rock Lake Road on parcel #018-0713-0341-001.

Mr. Austin attended to present his request and answer questions.

Moved by Zekoff, second by Battist, to recommend granting the variance. Carried 4 – 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

Commissioner Battist recused himself from the discussion and vote on this agenda item.

Adriane Stuebs, the Raatz's realtor, was in attendance to answer questions about the requests.

An updated CSM covering these requests will be provided to the Town Board.

Heinz moved, second by Zekoff, to recommend approval of request i) Rezone from A-1 to A-3 to create a 2.63-acre lot around two existing homes and outbuilding on parcel #018-0713-0833-000. Carried 2 – 1.

Heinz moved, second by Muchka, to recommend approval of 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. Carried 3 – 0.

Heinz moved, second by Muchka, to recommend approval of 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. Failed 1 – 2.

Variance requests b) ii) and b) iv) were removed from consideration.

8. New Business:

a) Discussion and/or decision of developing a check list for application processes

A copy of the information sheet currently distributed by the Town Clerk was provided to the commission. Discussion was held about the need to develop a check list that can be used by the petitioner and the Town to track necessary steps and fees related to land use applications. Heinz will draft a possible check list for review by the commission at its next meeting.

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

Further discussion was postponed to the May meeting.

9. Correspondence: None

10. Agenda items for future meeting

Continued review of the Town's Comprehensive Land Use Plan.

11. Adjournment: Moved by Muchka, seconded by Battist, to adjourn at 7:42 pm. Carried.

Steven E. Zekoff
Secretary
Town of Lake Mills Plan Commission