

Wednesday, April 5, 2017
6:30 PM

(Please note time of meeting)

Plan Commission Members

Cindy Davis (Chair) 715-592-4204
Kenny Rozek 715-592-6154

Jim Hopp 715-592-6146
Duane Kruzitski 715-344-2030
Ron Wierzba (Vice-Chair) 715-592-4880
Jeff Zygarlicke 715-592-6525

- 1) Call Meeting to order. All in attendance. Motion for Cindy Davis to take minutes for 4/5/2017 meeting. Motion made by Ken Rozek, 2nd by Duane Kruzitski Motion carries 6-0.
- 2) Approve minutes from December 7, 2016 meeting. Motion to approve by Cindy Davis, 2nd by Ron Wierzba. Motion carries 6-0
- 3) Welcome new Plan Commission member Jim Hopp
- 4) Keith Bronk
Address:
7479 Rolling Hills Rd.
Custer, WI 54423
Parcel #034-24-0933-02.01
Current Land Use – L-3 Limited Agriculture/Mixed Use
Request: Change Land Use L-3 to Residential
Reason: Divide Current 5.25 acres to build home on rear area and sell original home
Directions to property: Hwy K to Rolling Hills – One mile on right

Discussion Points of Meeting:

- 1) Plan Commission member Ron Wierzba brought up the issue of spot zoning and asked if this would set a precedent.
- 2) Issue of spot zoning was discussed. 2016 Town of Stockton Comprehensive Plan states “Encourage residential and/or small or medium commercial development toward existing hamlets of Custer and Arnott.” (Page 106) Existing parcels of less than 5 acres with homes on already exist from Hwy. K east on Rolling Hills.
- 3) Discussion about lack of good land use with one residence on 5 acre parcel and surrounding parcel is left unused.
- 4) Bronk parcel not being farmed and not conducive to farming due to terrain and parcel size.
- 5) Town of Stockton Vision in 2016 Comprehensive Plan states that “we are living in a time of economic and land use change in the Town of Stockton. We anticipate the changes that will occur over the next 20 years may alter the landscape and rural character of our Town.” (Page 7)
- 6) Based on the State of Wisconsin Department of Administration (DOA) 2016 Comprehensive Plan projects population in Stockton to increase by 807 within the next 20 years. The most recent population projections for the Town of Stockton were created in 2008. (Page 15) Increase in households will increase by 210 in the same time period. (Page 16) This may vary somewhat with the State projections which will be re-calculated on the 2010 Census which totaled 249 people less for Stockton than the State’s previous projection.
- 7) Survey Question 7: Other than farm residences, what types of housing would be appropriate in rural areas? Stockton resident’s response. (Page 25)

Single Family (2+ acre) 76% Agree/Strongly Agree
14% Disagree/Strongly Disagree

- 8) Existing residential subdivision of 3 acres southwest of Bronk parcel less than 40 acres away. Due to proximity of current residential land use and current residential parcels on Rolling Hills and sub division to south this area presents itself as future residential growth area.
- 9) Comprehensive Plan states “Proposals for new residential development shall be considered on a case-by-case basis at the request of the landowner. (Page 112)

Motion to approve by Ken Rozek, 2nd by Duane Kruzitski Motion carries 6-0.

- 5) Keith Bronk
Address:
7479 Rolling Hills Rd.
Custer, WI 54423
Parcel #034-24-0933-02.01
Current Zoning – A-3
Request: Change Current Zoning A-3 to R-1
Reason: Divide Current 5.25 acres to build home on rear area and sell original home
Directions to property: Hwy K to Rolling Hills – One mile on right

Motion to approve by Ron Wierzba. 2nd by Jim Hopp Motion carries 6-0.

- 6) Election of minute taker Motion to approve Ken Rozek as future minute taker by Ron Wierzba.
2nd by Jeff Zygarlicke. Motion carries 6-0
- 7) Next meeting date May 3rd, 2017
- 8) Adjournment Motion to adjourn by Ken Rozek, 2nd Jeff Zygarlicke. Motion carries 6-0

A quorum of the Stockton Town Board and Stockton Park Committee may attend the above mentioned meeting. Discussion and possible action on agenda items may take place.

Cindy Davis-Committee Chair

Minutes respectively submitted by Cindy Davis