

Site View Minutes

Location: Parcels 0507-323-8501-0 and 0507-323-8001-0, immediately north of 9306 County Highway G.

Owner: Sven Roehrig

March 16, 2024 Planning Commission Site view

Present: Steve Flach, Martha Gibson, Brian Schneider, Jerry Judd, Lynn Pitman, Sven Roehrig

Meeting called to order at 9:05

The site visit was to evaluate proposed house and driveway sitings on parcels 0507-323-8501-0 and 0507-323-8001-0. The land has not been cropped since 1981, as shown on the aerial maps that he presented during the site view, but has been in pasture.

The driveway entrance off of G would require a cut into the road embankment that appeared to be close to or above the 25% grade cutoff in the driveway ordinance. Although there is an easement through the adjoining property that would allow the driveway entrance to be located on a flatter grade, County staff had previously visited the site and specified that the driveway entrance needed at the proposed location for visibility reasons. The proposed entrance location would also avoid being close to the neighbors' residence/barn.

Because the embankment along Hwy G was clearly created as part of the original road construction, and the cut into the embankment for the driveway entrance was for a short distance, PC members felt that this might be allowable, but we have not previously discussed this as a policy. There appeared to be enough room for the required turning radius for emergency vehicles in the plan.

The proposed driveway would initially continue up along the slope of a hill before leveling out near the crest of the hill where a rough proposed house site had been staked out. PC members had questions about whether the the driveway continuation would disturb 25% slope, and asked for additional engineering drawings to confirm that it was less.

Mr. Roehrig agreed to move the proposed house site off of the crest of the hill in compliance with the land use plan siting criteria, remaining on land that had been pastured, not cropped, and keep the required distance from the neighbor lot line.

Meeting Adjourned at 10:00

April 6, 2024 Joint Town Board and Planning Commission Site view minutes

Present: Dale Judd, Martha Gibson, Alex Elkins, Jerry Judd, Lynn Pitman, Sven Roehrig and his planner/engineer for driveway, neighbors.

Meeting called to order by Judd at 9:10

Mr. Roehrig's engineer presented his drawings for the proposed driveway route that was described in the previous site visit. The drawings showed at the entrance driveway would cut into a 25%, for a short period, but again that slope was created by the G road cut, and was already moved soil. More concerning was that the continuation of the driveway after the entrance would require cuts into the hillside which was greater than 25%, before continuing up to the building site. The engineers report showed there would be a good bit of disturbing a 25% slope, not to get the 13% for the driveway, but to cut it into the hill and move enough soil to make banks and ditches for the driveway. Also, it was pointed out that the driveway would be very close to the existing east lot line and the house right on G.

Two options seemed unworkable. The County wouldn't allow the old entrance with the easement. Our 25% rule would not allow the driveway construction going north on the north entrance.

A third option was considered. Use the north entrance but instead of going right after the entrance, go left using the former field road, which ran higher along the hillside, and was more level. The engineer agreed that it was possible for the driveway to run from the new entrance to the former field road up to the building site by using a switchback that would not involve cutting into the steep slope. The question was whether they could get a curve at that switchback that would meet the fire radius requirement of 35 feet. The engineer thought they could. If so, this driveway would be preferable to the other two options, and would be more likely meet the driveway specs. [The Planning Commission also wanted to assure that the new driveway plan meets the Town Land Use Plan]**While this new driveway route was closer to the neighbor property line, on the south, it would be entirely on Roerig's land and it would avoid using the easement through that neighbor's property.

The engineer will draw up plans that determine whether this new driveway route is in compliance with the ordinance and will present it to the town board/planning commission in May, or upon completion of the plans.

Meeting Adjourned at 10:15

** Minutes amended May 6th, 2024