

TOWN OF ALBANY PLAN COMMISSION

UNAPPROVED -04/05/2017-issue O "PRELIMINARY"

April 05, 2017

Chair Randy Bump called the meeting to order at 7:02pm.

The meeting was posted at the three Township locations and the Hometown Herald. Those in attendance were: Randy Bump, Joe Dunphy, Jason Cleasby, Greg Hofmeister and Wolfgang Pavlok. Members of the public included: Gus Harvell, Dean Pernot, Shirley Pernot, Mary Mason, Ryan Combs, and Cathy Bergwager. Abel Schultz was present as Town Board representative.

The minutes from the December 07, 2016 meeting were reviewed. Joe Dunphy made a motion to approve the minutes, Jason Cleasby seconded, and the motion was approved.

With the passing of David Dowden, the members wanted to recognize Dave's contributions to the Plan Commission over the years, and the send condolences to his family. Chair Bump also noted that only three members are needed for a quorum.

The next agenda item was for a CSM Review with Gus Harvell for a Land Division, land located in Section 35

Gus Harvell is looking at splitting 3.2A (4.34 ROW) from a 24A parcel.

The application has been received.

The fee has been received.

The adjacent land owners have been notified.

A CSM is required for a land transfer and for combining parcels, the owner across the road is the potential buyer.

The way Ryan Combs did the CSM was not in compliance with the ordinance since he thought that the future owner would just adjoin it to his parcel. The 3.8A parcel is across the Town Road so a compliant CSM was required.

Ryan was to check with Green County if the entire 24A parcel would need to be surveyed.

Greg Hofmeister also noted that the ROW should be dedicated to the Town.

The Open Space note was also required on the CSM.

A motion to approve the Land Split with two contingencies was made by Joe Dunphy.

1-Revised CSM to conform to Ordinance Chapter 2, and ROW dedication.

2-Green County resolution of 1 vs 2 parcels.

Randy Bump seconded the motion.

The motion carried 4-0.

The plan was to see the final CSM at the next meeting to verify the contingencies prior to the Town Board meeting.

The next agenda item was a Replat Review of Sugar River Crossing Subdivision land located in Section 5.

This is an update to the discussion from the October 05, 2016 consultation meeting.

Since this is a subdivision the required escrow funds have been received.

Chair Bump started by stating that the second phase of the development had not been completed, he needed the Town Attorney's review that there are no open issues or liabilities before the replat can be done. This includes the Covenants, Developer Agreement, and review of the LLC bylaws (for legal authorizations of this replat and

LLC dissolution). The responsibilities of the Association for maintenance need also to be dealt with, along with any other potential liabilities for the Township.

There is also a CRP contract with 2 years left that must be rewritten to the new owners or paid back. It was stated that the Bonds are done, however all Phase Two documents and agreements need to be reviewed and cleared.

Attorneys from both sides need to agree this split can be done and all legal issues have been dealt with.

The required meeting fee is to be charged.

The Plat review from last review and current:

- Plan is still to go from 41 lots to 12. There are a number of out lots which all need to be assigned to one of the 12 lots. Outlot 5 needs to be assigned also. Maintenance of outlots?
- The existing drainage plan has been kept in place.
- Most of Savanna Oaks Road will be legally vacated. Cathy B. said it would be good to rename one of the roads as it is no longer two, this can be done latter.
- The drainage easements are intact, but the maintenance of them must be assigned and documented, along with the appropriate access easements which need to be changed since a road will be eliminated.
- There is no plan for new covenants, however responsibilities and recourses and/or restrictions need to be created and recorded.
- All outlots and their disposition/ownership needs to be documented.
- East and West access outlots need to be in place, especially now that this has become an extremely long Cul-de-Sac. The West appears not to be feasible due to wetlands.
- Desolution of the existing Covenants needs to be recorded.
- The existing utilities are in place and were never put in place for the unbuilt road.
- New agreement with the Town on maintenance needs to be done.
- Check with NRCS if any wetland designations have changed from the original plat.
- Dedicate access to the East to the Town, Outlot 6?
- Lot 46 storm water easement is to be 60 feet. See Greg H. report.
- Lot 49 stormwater easement of 50 feet. See Greg H report.
- This will still be a subdivision.
- There was a discussion on river access as it goes thru part of lot 50.
- Ponds will need to be dedicated.
- Preservation Easements released.

Ryan Combs was present and noted all the changes to be made. Mary Mason acknowledged that there was a lot of documents that need to be generated, reviewed and recorded to get this replat and LLC dissolution done.

Cathy Bergwager said that not all LLC member are in agreement with this. What the LLC was looking for was an acknowledgement that if all the legal items were cleared, and changes made, that this CSM could be done.

The Plan Commission has reviewed the current plat (01/17/2017) and view it as a conceptual Preliminary Plat. The LLC member were looking for an approval of the concept to go back to the make a decision to go ahead with this, as there will be much legal work to be done.

Joe Dunphy proposed that a motion be made to grant a Concept Approval of the 12 Lot Proposal (01/17/2017 plat), along with the changes found during the review, as presented to the Plan Commission on April 05, 2017. Randy Bump seconded. The motion carried 4-0.

The next scheduled meeting is May 03, 2017, at 7:00pm, with material due by April 13, 2017.

The next Town Board meeting is on April 11, 2017.

Randy Bump moved to adjourn. Jason Cleasby seconded the motion. The motion carried. The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Wolfgang Pavlok, secretary