

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JANUARY 30, 2007
6:30 P.M.
GIBRALTAR FIRE DEPARTMENT**

Approved 2/12/07

Call to Order: The meeting of the Gibraltar Plan Commission was called to order at 6:38 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, David Boyd, Jim Jauquet and Linda Merline
Members absent: Digger DeGroot

Also present: Connie Judd, Alvin Krause and Lloyd Logerquist

Approve minutes: It was moved by Boyd and seconded by Birmingham to approve the minutes of December 18, 2006 as corrected. Motion carried unanimously.

Follow – up to the last meeting: Birmingham stated he spoke to Bill Schuster who is unable to meet this evening but will be available for the February meeting. Specific beginning points for discussion were recommended for the meeting.

Open discussion and correspondence: Correspondence was received from the Wisconsin Historical Society inviting historic preservation commission members (potential and/or current) to a training workshop on March 10th. The goal is to promote effective commissions. There is no charge for the seminar, hotel, meals etc. Reservations are due by February 16th. Registration is limited to 3 participants. David Boyd will query the historic sub committee members for interest. The invitation will also be forwarded to the Town Board members.

A letter was received from Connie Judd and distributed to the commission members.

Petition for Zoning Amendment – Text John Holmes Section 4.08 (5)(k) – Manufactured Home Parks: Birmingham opened the hearing on the petition. The petition requests the addition of “When the homeowner owns the site, the attached structure may be increased to 20 percent of the floor area of the manufactured home.” Mr. Holmes wrote David Sautebin stating that this amendment would clear up issues for MeadowWood, a land ownership Manufactured Home Park.

The question was raised if such a park could be located in Gibraltar; it would be a conditional use in Countryside 5. The definition for Manufactured Home Park and the intent expressed in Mr. Sautebin’s letter seemed to be in contention. Mr. Holmes was not present to answer questions on his petition. The option of Liberty Gove having a zoning overlay was questioned as opposed to a countywide text change. The commission leaned towards standing mute or opposing the request.

No testimony was given in favor of the petition.

No testimony was given in opposition to the petition.

No correspondence was received in favor of the petition.

No correspondence was received in opposition to the petition.

It was moved by Merline and seconded by Boyd to recommend to the Town Board that a letter of opposition be sent to the Resource Planning Committee (RPC) on the Petition for Zoning Amendment – Text Section 4.08 (5)(k). Motion carried unanimously.

Revise proposal for Historic Character Preservation Ordinance: The Town Board returned the proposal for more specificity. The largest concerns were affordability and the area that the ordinance would encompass as well as implementation. Concerns are based primarily on perceptions and perceptions cannot be argued with.

Birmingham recommended keeping the current language and returning to the Town Board with a defined common core district. The reason for the core downtown district is the area would be most likely to be approved. And when it is successful the benefits would be seen and the district could be expanded upon if desired.

Boyd stated is that one of the commission's duties is to define the district. Merline stated the commission is required to study the parameters of the district. A predetermined area as the one proposed in 1995 could be used. This area has already studied and inclusion justified. Boyd added that focusing on the area for specificity and legalese will give protections. Jauquet expressed concern that the ordinance was written without a specific area and now we are restricting the area and will need to make the language fit. Birmingham cited that the Sanitary District #1 area and its presiding commission were formed at the same time. Attorney Kalny would need to integrate the 2 proposals and mitigate conflicting language.

A copy of the 1995 report will be available at the next meeting.

Lighting standards: Birmingham stated the commission is to confirm the final draft. One of the model ordinances was on the International Dark Sky website. It was moved by Jauquet and seconded by Boyd to approve the Outdoor Lighting Ordinance and move forward to the Town Board. Motion carried unanimously. Merline will make the presentation of the draft to the Town Board. Hagen will check if it can be put on the February 7th meeting agenda.

Comprehensive plan implementation goals for 2007: The commission reviewed chapter 9 for third year of plan implementation goals. The following goals were recommended:

- Adoption of the historic character preservation ordinance
- Continued study of wetlands protection
- Reevaluate designated areas as possible natural areas
- Develop best practices for ground and surface water protection
- Continued study of sanitary district merger
- Professional recommendation for a storm water plan and budget
- Continued development of the official town map
- Increase study participation on affordable housing
- Concentrate on workforce housing
- Continued study on the bike route
- Develop land use best practices pamphlet for distribution at the town office
- Town Board adoption of lighting ordinance
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It was moved by Boyd and seconded by Birmingham to adopt the goals as presented. Motion carried unanimously.

Committee reports: There were no reports at this time.

Set next meeting agenda: The next meeting is scheduled for 6:30 p.m. Monday, February 12th at the Gibraltar Fire Department pending availability and Bill Schuster's schedule.

Adjourn: It was moved by Jauquet and seconded by Birmingham to adjourn. Motion carried unanimously and the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer