

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, AUGUST 23, 2011  
7:00 P.M.  
GIBRALTAR TOWN CENTER**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:04 p.m. by Linda Merline, chairman.

Members present: Linda Merline, Andy Coulson, Tom Blackwood, Brian Hackbarth  
Members Absent: Britt Unkefer

**Approval of minutes:** *It was moved by Hackbarth and seconded by Blackwood to approve the minutes from July 26, 2011 as presented. Motion carried.*

**Public Comment:** None at this time.

**Petition for Grant of Variance: John J. Mantione and Vicki L. Mantione Revocable Trust U/T/A dated June 21, 2002. Parcel No. 014-03-04312621 Section 3.02(3) (b) of the Door County zoning ordinance which requires new parcels be at least 350' wide along the ordinary high watermark.**

Merline outlined the procedure for the hearing.  
There was no one to represent the Mantione's petition.  
There was no one present in opposition to the petition.

No testimony was given in favor of the petition.

No testimony was given in opposition of the petition.

No correspondence was received in support.

No correspondence was received in opposition.

The Commission's discussion yielded issues that included:

- Hackbarth's concern was whether or not the petitioners and adjacent property owners received notice of this petition.

It was moved by Hackbarth to table the Mantione petition for grant of variance. Motion died for lack of a second.

- Coulson stated that what the property owners want is the ability to come back and petition for another grant of variance. He also asked why there was a 350' requirement.
- The commission also wanted to know who had the easement on the property and why they needed the easement if the property was on Baseline Road.
- The commission decided there were too many questions that needed to be answered before they could make a decision regarding this petition.

*It was moved by Hackbarth and seconded by Coulson to table the Mantione petition for grant of variance. Motion carried.*

**Designation of Heavy Traffic Route:** Cindy and Richard Zigmund stated that they had not intended for the Town to designate a truck route. Their concern was with the heavy truck traffic using Spring Road as a throughway and the speeding. Their intention was for the Town to put up a weight limit sign to keep heavy commercial trucks off of Spring Road. Zigmund stated that in the past he had spoken to the Town Clerk, Police Officer and Door County Sheriff's Department

about speeding on Spring Road. Merline stated that she had spoken with Beth Hagen. Hagen explained to Merline that she had asked Attorney Nina Martel about this issue. Martel recommended that the Town designate an exclusion route. This route would determine what roads trucks cannot use. The Town would then have to adopt an ordinance stating what Town Roads are excluded from heavy traffic. Hackbarth explained that Spring Road would be a hard road to exclude due to the fact that it is widely known to be a bypass. Hackbarth further explained that then the heavy traffic would be traveling through downtown Fish Creek. Linda Laarman read from Section 1.17B of Town of Gibraltar Ordinance 2008-2: Weight Limits and Heavy Traffic Routes: Restrictions on Use of Other Streets by Heavy Traffic. No vehicle, except a motor bus, which is not equipped with pneumatic tires or has a combined vehicle load weight exceeding 16,000 pounds shall be operated or moved on any street or alley not part of the heavy traffic route designated by the Town of Gibraltar, except for the purpose of obtaining an order for, moving or delivering supplies or commodities to or from a place of business or residence facing thereon, provided that in no event shall the weight of vehicle and load on such other street exceed the limitations of ss. 348.15 or 348.16(3) Wisconsin Statutes, pertaining to Class "A" highways or deliveries on Class "B" highways. Laarman stated that the ordinance means all roads not specifically designated, and that Spring Road and all other Town Roads are not specifically designated. She referred to the Comprehensive Plan Chapter 5 "Town roads that are not designated as heavy traffic should only be used to get from driveway to road." Merline stated that she would like to table this until further information is gathered. Zigmund stated that they are not looking to stop trucks all together. The Zigmunds also had a concern with the culvert/bridge on Spring Road and whether or not it was built to withstand heavy weight traffic. The property owners on Spring Road would like a sign to state the weight limit on the road. The Zigmund's asked where they should go next with the speeding issue. Blackwood explained that there speeding concern is an enforcement issue and not one to be handled by the Plan Commission.

*It was moved by Merline and seconded by Hackbarth to table the designation of heavy traffic route. Motion carried.*

**Future Public Parking:** Coulson reported that he tried to call Hagen to find out if the bids are RFP's. Hagen was not available, however, he spoke with Sharon Kellner and she believed that they did not have to be RFP's. Once the Town Board decides which bid to accept they then will publish that bid in the newspaper. Kellner suggested that first the Commission make a recommendation to the Town Board. Chairman Merkel asked if the Commission had the funds in their 2011 budget to go forward. Merline stated that it was her understanding that the reasoning for getting quotes was to have a plan for future parking; not necessarily to start on the project. Coulson stated that he was impressed with Omni & Associates. Coulson's concern was that the property designated for future public parking would be eventually taken to be used for something else. Merkel suggested that the commission go forward with getting a plan drawn up for future parking as long as they have money in their 2011 budget. Blackwood stated that what was needed is a conceptual design.

**Improvement Plan for Fish Creek:** Merline reported that she has been looking into an improvement plan for Fish Creek. She stated that "this is our name-sake; we should have a plan for its care." Merline said the Town did a good thing by leaving the creek in its natural state; however, it needs to be addressed. Merline reported that herself, Bob Merline and Jim Jauquet met with the DNR to discuss Fish Creek. They walked the creek and found that it has good fish habitat between the culvert and the bay. Merline stated that the Town needs a plan for the creek. The DNR representatives recommended that the Town should apply for a River Protection Grant/River Management Grant to help preserve the creek's natural state. Blackwood asked if the DNR gave any ideas of how to improve the culvert to allow fish to swim upstream to spawn. One concern the commission had was the storm sewer that runs along the creek. Merline asked

the commission if she could go forward with the plan. The commission gave there consent for Merline to go forward with a plan for Fish Creek.

**2012 Budget:** It was moved by Coulson and seconded by Blackwood to approve the 2012 budget to the Town Board. Motion carried.

DESCRIPTION	BUDGET	AUG	SEPT - DEC	TOTAL	BUDGET	
Planning Committee						
Meetings	\$5,100.00	\$1,900.00	\$3,200.00	\$5,100.00	\$5,100.00	
Spec. Consultant	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	
Mapping	\$1,500.00	\$0.00	\$1,365.31	\$1,365.31	\$1,500.00	
Advertising	\$500.00	\$266.31	\$233.69	\$500.00	\$500.00	
Reporting/Disseminating	\$1,000.00	\$1,107.69	\$527.00	\$1,634.69	\$1,625.00	
Membership fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Conferences	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	
Payroll Expenses	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00	
Technology	New	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>	<b>\$11,200.00</b>	<b>\$3,274.00</b>	<b>\$7,926.00</b>	<b>\$11,200.00</b>	<b>\$11,825.00</b>	<b>5.6% incr</b>

**Committee Reports:**

Chair Report: Merline reported that she reported to the town board on the text amendments.

Maps: Nothing to report.

Updates on Parks & Lands and Bike Path: Hackbarth reported that Parks and Lands and Chambers Island lighthouse are now combined as one budget.

Public Power: Hackbarth reported that he hopes to speak with the Town Chairman and also a consultant soon.

Surface & Groundwater Protection: Nothing to report.

Attainable Housing: Nothing to report.

**Set the Next Meeting Date:** The next regular meeting is scheduled for September 20, 2011.

**Adjourn:** *It was moved by Coulson and seconded by Blackwood to adjourn. Motion carried and the meeting adjourned at 9:20 p.m.*

Respectfully submitted,

Julia Maskell  
Deputy Clerk-Treasurer