PLANNING & ZONING COMMITTEE MINUTES
JULY 1, 2014

PRESENT: Fred Teitgen, John A. Stevenson, Kevin Kessler, Mike Weyh, Harlan Baumgartner (Public Hearing Only)

STAFF: John Bluemke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Susan Runnion - Office Administrator

ALSO PRESENT: Vern Gove – Chair, Columbia County Board of Supervisors, Mary Cupery – Vice Chair, Columbia County Board of Supervisors, Philip Baebler – Columbia County Board of Supervisors, Scott Hewitt – Grothman & Associates, LLC

2:30 PM

1. Call to order

2. Certification of Open Meeting Law

3. Roll Call was taken and a quorum declared present.

4. Approval of Agenda

   Motion by Chair Teitgen to approve Agenda of July 1, 2014 for Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Vice Chair Weyh.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Vice Chair Weyh to approve Minutes of June 3, 2014 Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Mr. Kessler.
   Motion carried unanimously.

6. Waiver of Access – Susan Sykes, Town of West Point

   Chair Teitgen inquires about public road and easement onto private property.

   Mr. Bluemke confirms there is an access easement.

   Motion by Mr. Kessler to recommend approval of Waiver of Access (Tax Parcel 970.06) for Lot 2 having no frontage on a public road subject to the following conditions:

   RECEIVED
   AUG - 6 2014
A note being placed on the CSM that “The Planning and Zoning Committee approved a variance for Lot 2 having no frontage on a public road on 7/1/2014” The variance will become effective when the Certified Survey Map is recorded.
Seconded by Vice Chair Weyh.
Motion carried unanimously.

7. Waiver of Access – Gregory and Debra Kluge, Town of Fort Winnebago

Chair Teitgen reports that the committee reviewed the lot division at the last meeting.

Mr. Kessler asks if there is an existing easement to access property from County Highway F.

Mr. Bluemke points out they will have to develop all necessary easements. He doesn’t believe there is an existing easement.

Mr. Hewitt – Grothman & Associates explains the property owner has an attorney working on a Shared Driveway Agreement so they will have access from County Highway F. The Certified Survey Map (CSM) will include notation of the Easement Agreement. He confirms that the CSM and Easement Agreement are separate documents and will be recorded as such.

Mr. Bluemke verifies that the Waiver will become affective when both documents are recorded.

Chair Teitgen suggests modifying Waiver of Access to include the requirement to record both the CSM and Easement Agreement.

Motion by Chair Teitgen to recommend approval of Waiver of Access (Tax Parcels 309 & 313.A) for Lots 1 and 2 having no frontage on a public road subject to the following conditions:

A note being placed on the CSM that “The Planning and Zoning Committee approved a variance for Lots 1 and 2 having no frontage on a public road on 7/1/2014” The variance will become effective when the Certified Survey Map and Easement Agreement is recorded.
Seconded by Mr. Kessler.
Motion carried unanimously.

8. Madigan Site Plan review – Town of Arlington

Mr. Bluemke explains background of Conditional Use Permit (CUP) and attached Staff Reports. The landscaping feature at east entrance has yet to be completed, but the petitioner plans to complete. The request is to put a building that matches the same height as existing building over the top of existing cement. Semis do load and
unload at Nestle location and Nestle uses a cross-dock to empty semis and re-load on straight trucks. The change in site plan includes overnight parking of trucks.

Chair Teitgen asks if the screening fence was installed.

Mr. Bluemke confirms that it has been constructed. He asks for motion to approve site plan.

Mr. Kessler asks if this is a modification to the CUP.

Mr. Bluemke explains that the CUP has conditions and one of those include review of site plan, not required to be a public hearing.

Mr. Bluemke points out that Mark Madigan is present if any other questions.

Chair Teitgen asks if there have been any concerns by neighbors.

Mr. Madigan state that he has not heard of any lately. Points out the proposal went to the town and was accepted.

Mr. Bluemke reports that originally the neighbors to the north had concerns, but haven’t heard from them lately. The whole area is Highway Interchange.

**Motion by Vice Chair Weyh to approve revisions to site plan as proposed with all conditions of Decisions dated August 3, 2005, June 5, 2007 and November 3, 2009 being applicable unless specifically modified by this site plan.**

Seconded by Chair Teitgen.

Motion carried unanimously.

9. Replacement Request – Administrative Assistant

Mr. Bluemke explains this is a Replacement Request for current employee that is retiring. Considered bringing someone in at lower grade because of employee who deserves advancement. We will come back to the budget process to try to address that.

**Motion by Mr. Kessler to approve Replacement Request for Administrative Assistant.**

Seconded by Vice Chair Weyh.

Motion carried unanimously.
10. Department Report

a. Planning Update/Ordinance Update

Mr. Bluemke reports that Towns Association meeting occurred last night and the Town of Dekorra last week. He will be meeting with Lewiston next week.

Mr. Bluemke noted that a recent Court of Appeals case that will not be reviewed by the State Supreme Court has potential implications for towns under town zoning if they adopted their after the County adopted Shoreland zoning. Essentially, the towns would not have zoning jurisdiction in shoreland areas.

Chair Teitgen asks about the schedule of Subdivision Ordinance revision.

Mr. Bluemke responds that it should be complete by the end of the year.

b. Financial

- Out of County Travel

Mr. Bluemke states he is not aware of any.

- Expenditure Report

Motion by Vice Chair Weyh to approve Expenditure Report.
Seconded by Chair Teitgen.
Motion carried unanimously.

c. Enforcement

Mr. Thompson reviews Enforcement Report and potential to share this report with the townships and/or general public. Currently the report is available on the county website -governmental portal.

Discussion takes place about identifying property owners, alleged violations and complaint verification along with confidentiality.

County Board Chair Gove suggests a meeting with Corporation Counsel to review the concerns and gather input for proper direction.

d. BOA Appointment – Bernie Spink

Motion by Vice Chair Weyh to approve Board of Adjustment Re-appointment of Bernie Spink.
Seconded by Mr. Kessler.
Motion carried unanimously.
County Board Chair Gove suggests sharing outcome of Crystal Lake meeting.

Mr. Baumgartner arrives at 3:45 pm

11. Public Hearing

Item 1 - Conditional Use Permit for a Tourist Rooming House; Ross Ament,
Petitioner and Owner – Town of Dekorra

Chair Teitgen opens Public Hearing.

The Petitioner was present and states they live next door. They are the managers, cleaners, maintenance and carefully monitor who stays there. They have been operating for seven years without any complaints or citations. Letters from all of neighbors has been included with application.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Vice Chair Weyh to approve Conditional Use Permit for a Tourist Rooming House per stated findings, conclusions and conditions.
Seconded by Mr. Baumgartner.
Motion carried unanimously.

Findings of Fact:
1. Upon review of the guidelines in Section 16-150.070 D. of the Columbia County Zoning Code and with the explanation of the criteria in Exhibit D of the Staff Report the Committee finds the following:

   a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.

   b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.

   c. The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover is minimal.
d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.

e. The site has adequate utilities including acceptable disposal systems.

f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.

g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.

2. The proposed tourist rooming house is consistent with the County Comprehensive Plan, Section 6.0 Goal 3 Objective 3 - Foster tourism that promotes the natural resource base and unique historical heritage of Columbia County.

Conclusions of Law:
1. The subject property is located in the Town of Dekorra and is zoned R-1 Single Family Residence which District uses are stated in Section 16-110-120.

2. Lake Wisconsin Cottage LLC-Ross and Connie Ament are the petitioners and owners for a Conditional Use Permit which petition followed the procedures of Section16-150-070 C. of the Columbia County Zoning Code.

3. The petitioners are proposing to operate a Tourist Rooming House which is allowed as a Conditional Use Permit under Section 16-110-120 of the Columbia County Zoning Code.

4. The Dekorra Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-110-070 of the Columbia County Zoning Code.

5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030 B. 3. and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.

6. The standards of Section 16-125-010 A of the Columbia County Zoning Code as noted below are applicable:

a. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number of bedrooms in the unit. Two exits are required for each bedroom.

b. The number of guest vehicles allowed on site is limited to the number of bedrooms in the tourist rooming house. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.

c. Must meet all requirements associated with a single-family dwelling in Section 16-125-090(A). The appearance or use of the tourist rooming house shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.

d. The availability of the tourist rooming house to the public shall not be advertised on site.
e. Must be licensed by the State of Wisconsin.
f. In addition to any state required license fee, each operator of a tourist rooming house shall provide Columbia County with an annual fee to enable the County to confirm compliance with the standards of this chapter and fulfill state reporting requirements.
g. Conditional use permit may be subject to revocation or alteration if the Planning and Zoning Committee finds that these standards, the recommended Conditions adopted by the Planning and Zoning Committee, or the standards for all conditional use permits in Section 16-150-070D are not being met.

Conditions for the Decision:
1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Dekorra and Lake Wisconsin Cottage LLC are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement or conditions, unless an individual point of the agreement or condition is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to review the Conditional Use Permit.
2. The Conditional Use Permit is not transferable to another owner.
3. Accessory buildings cannot be used as habitable structures.
4. Pets are allowed, so property lines between adjacent properties must be physically delineated by a fence which does not have to be designed to contain the pets on the subject property.
5. Pet behavior must meet County ordinances.
6. Quiet hours on weekdays are between 10 PM and 8 AM and on weekends 11 PM and 8 AM on weekends and holidays.
7. All fires are to be in proper fire pit structures and must be extinguished during established quiet hours.
8. No fireworks are allowed at any time.
9. Provide the Planning and Zoning Department, Town Chair, Town Clerk and Town Constable with a 24 hour contact number.
10. A sign no larger than 12” by 18” shall be placed near the primary entrance door with a 24 hour contact number in case of a complaint or emergency. If the owner does not live within one hour’s drive of the tourist rooming house, there shall be a local contact person.
11. A state sales tax number must be obtained and provided to the Planning and Zoning Department.
12. Property must remain free from citation and charges for nuisance, disorderly conduct or other illegal activity.
13. Garbage and recycled materials shall be properly stored.
14. Owner’s website or other advertising shall state there are conditions associated with this use.
15. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.

16. The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

17. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070 D of the Columbia County Zoning Code or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing may revoke the Conditional Use Permit.

Mr. Kessler states that the Town of Dekorra adopted a town ordinance for tourist rooming houses.

Mr. Teitgen points out that this consideration was already in process and had gone through the Plan Commission.

Mr. Bluemke explains there may be town imposed conditions that the County does not enforce. The Town conditions are acknowledged in the Conditional Use Permit.

Mr. Kessler states this may not be an issue for this CUP, but will need to be considered in the future.

Mr. Baumgartner states that the Town can have any items they want and the County doesn’t have to be as meticulous. We include a general course of findings, conclusions and conditions.

Chair Teitgen comments that we usually have a statement with the Town conditions and they will enforce.

Mr. Bluemke verifies that any agreement or conditions that the Town has incorporated in reference, but the County is not responsible for enforcing those conditions unless they are stated in the conditions imposed by the County.

Item II - Major Home Occupation for an Electrical Business: Druc Schlachter, Petitioner and Owner – Town of Fountain Prairie

Chair Teitgen opens Public Hearing.

The Petitioner was present and states that this will be his home and there isn’t a lot of business related storage there. Not opposed to parking vehicles in the back and no signs are posted. From the road you can’t see where anyone parks.

Chair Teitgen asks if anyone has any questions.
Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve Major Home Occupation for an Electrical Business per stated findings, conclusions and conditions.**

Seconded by Mr. Stevenson.

**Motion carried unanimously.**

**Findings of Fact:**

1. Upon review of the guidelines in Section 16-150.070 D. of the Columbia County Zoning Code and with the explanation of the criteria in Attachment A of the Staff Report the Committee finds the following:
   a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
   b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
   c. The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover is minimal.
   d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
   e. The site has adequate utilities including acceptable disposal systems.
   f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
   g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.

**Conclusions of Law:**

1. The subject property is located in the Town of Fountain Prairie and is zoned A-1 Agriculture which District uses are stated in Section 16-105-120.
2. Drue and Angela Schlachter are the petitioners and owners for a Major Home Occupation/Conditional Use Permit which petition followed the procedures of Section 16-150-070 C. of the Columbia County Zoning Code.
3. The petitioner is proposing to operate a small electrical business which is allowed as a Major home occupation - Conditional Use Permit under Table 16-105-020 (1) of the Columbia County Zoning Code.
4. The Town of Fountain Prairie Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 of the Columbia County Zoning Code.

5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030 B. 3. and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.

Conditions for the Decision:
1. The Major Home Occupation Permit is not transferable.
2. No signs are allowed without the approval of the Planning and Zoning Department.
3. The Home Occupation Permit shall only be for an electrical business with a maximum of 5 vans and 2 trailers that may be kept on site.
4. Hours of operation will be 6:00 am to 6:00 pm Monday through Friday with occasional work on Saturday.
5. No merchandise, supplies, or products can be sold onsite, but materials used by the business may be stored on the property.
6. The site may not be used for the storing of any debris or other materials removed from job sites.
7. All vehicles and equipment related to the Home Occupation must be parked or stored with a building or screened from public view as determined by the Planning & Zoning Department.
8. There shall be no more than 4 employees outside of family members who reside on the subject property that can work on the property other than to pick up supplies.
9. Any changes to the site plan or number of vehicles and equipment must be reviewed by the Town and the County.
10. The applicant and owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
11. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070 D of the Columbia County Zoning Ordinance or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.

Item III- Conditional Use Permit to create a Two Family Dwelling; Thomas and Kristen Baker, Petitioners and Owners – Town of Lodi

Chair Teitgen opens Public Hearing.

The Petitioners were present and state this is the only way to move in-laws that live 180 miles away.

Chair Teitgen asks if anyone has any questions.
County Board Vice Chair Cupery asks why a Conditional Use Permit is necessary.

Mr. Bluemke explains they are proposing to create a two family dwelling in the R-1 Single Family District which use is only allowed by a Conditional Use Permit.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve Conditional Use Permit for a Two Family Dwelling per stated findings, conclusions and conditions.**

*Seconded by Vice Chair Weyh.*

*Motion carried unanimously.*

**Findings of Fact:**

1. Upon review of the guidelines in Section 16-150.070 D. of the Columbia County Zoning Code and with the explanation of the criteria in Attachment A of the Staff Report the Committee finds the following:

   a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
   
   b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
   
   c. The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover is minimal.
   
   d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
   
   e. The site has adequate utilities including acceptable disposal systems.
   
   f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
   
   g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.
Recommended Conclusions of Law:
1. The subject property is located in the Town of Lodi and is zoned R-1 Single Family Residence which District uses are stated in Section 16-110-120.
2. Thomas and Kristen Baker are the petitioners and owners for a Conditional Use Permit which petition followed the procedures of Section 16-150-070 C. of the Columbia County Zoning Code.
3. The petitioners are proposing to operate a two family dwelling which is allowed as a Conditional Use Permit under Section 16-105-120 of the Columbia County Zoning Code.
4. The Lodi Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030 B. 3. and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.

Recommended Conditions for the Decision:
1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Lodi and the Baker’s are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement or conditions, unless an individual point of the agreement or condition is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to the review the Conditional Use Permit.
2. The Conditional Use Permit becomes effective when either a variance is approved for the nonconforming side yard setback or the Town adopts the May 21, 2014 County Zoning Code.
3. No changes to the site plan and building footprint are allowed unless they are approved by the Town and County.
4. The vegetative buffer on the east side of the lot which consists of shrubs and trees must be maintained and any trees or shrubs’ that are removed must be replaced. If the vegetative buffer is removed a 6 foot high wood privacy fence must be installed along the east lot line.
5. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
6. The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
7. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070 D of the Columbia County Zoning Code or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing may revoke the Conditional Use Permit.
Mr. Kessler points out the Town Board Action Report states that the petitioner would need to amend CUP if it became a rental property. Would like to know how we deal with that.

Mr. Bluemke explains it appears the Town Board was trying to find some level of comfort but for the County it is a two family dwelling whether the units are occupied by family or someone else. Long term rental of property is not something that we will attempt to deal with.

Item IV- Conditional Use Permit for Bed and Breakfast; Randall Hamilton, Petitioner and Owner – Town of Lodi

Chair Teitgen opens Public Hearing.

The Petitioner was present and states they own 101 acres.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Kessler to approve Conditional Use Permit for a Bed and Breakfast per stated findings, conclusions and conditions.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Findings of Fact:

1. Upon review of the guidelines in Section 16-150.070 D. of the Columbia County Zoning Code and with the explanation of the criteria in Attachment A of the Staff Report the Committee finds the following:

   a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.

   b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
c. The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover is minimal.
d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
e. The site has adequate utilities including acceptable disposal systems.
f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.

2. The proposed Bed and Breakfast is consistent with the County Comprehensive Plan, Section 6.0 Goal 3 Objective 3 - Foster tourism that promotes the natural resource base and unique historical heritage of Columbia County.

Conclusions of Law:
1. The subject property is located in the Town of Lodi and is zoned A-1 Agriculture which District uses are stated in Section 16-105-120.
2. Randall and Gayle Hamilton are the petitioners and owners for a Conditional Use Permit which petition followed the procedures of Section16-150-070 C. of the Columbia County Zoning Code.
3. The petitioners are proposing to operate a Bed and Breakfast which is allowed as a Conditional Use Permit under Section 16-105-120 of the Columbia County Zoning Code.
4. The Lodi Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-150-070 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030 B. 3. and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.

Conditions for the Decision:
1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Lodi and the Hamilton’s are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement or conditions, unless an individual point of the agreement or condition is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to the review the Conditional Use Permit.
2. The Conditional Use Permit is not transferable to another owner.
3. Accessory buildings cannot be used as habitable structures.
4. The premises shall have at least two exits to the outdoors from such premises.
5. The dwelling unit in which the bed and breakfast takes place shall be the principal dwelling of the operator or owner and said operator or owner shall live on the premises when the bed and breakfast is active, as required under the Wisconsin Administrative Code.
6. The maximum stay for any occupants of a bed and breakfast establishment shall be 31 consecutive days.
7. Quiet hours on weekdays are between 10 PM and 8 AM and on weekends 11 PM and 8 AM on weekends and holidays.
8. All fires are to be in proper fire pit structures and must be extinguished during established quiet hours.
9. No fireworks are allowed at any time.
10. A state sales tax number must be obtained and provided to the Planning and Zoning Department.
11. Property must remain free from citation and charges for nuisance, disorderly conduct or other illegal activity.
12. Garbage and recycled materials shall be properly stored.
13. In addition to any state required license fee, each operator of a bed and breakfast establishment shall provide Columbia County with an annual fee to enable the County to confirm compliance with the standards of this chapter and fulfill state reporting requirements.
14. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
15. The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
16. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070 D of the Columbia County Zoning Code or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing may revoke the Conditional Use Permit.

12. Adjourn

Motion by Mr. Stevenson to adjourn meeting.
Seconded by Chair Teitgen
Motion carried unanimously.

Meeting adjourned at 4:36 PM
Respectfully submitted,

[Signature]

Kevin Kessler, Secretary
Planning and Zoning Committee

[Signature]

Recording Secretary
Susan Runnion, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair
Mary Cupery, County Board Vice Chair