PLANNING & ZONING COMMITTEE MINUTES  
SEPTEMBER 1, 2015

PRESENT:  
Fred Teitgen, Kevin Kessler, Harlan Baumgartner, John A. Stevenson

ABSENT AND EXCUSED:  
Mike Weyh

STAFF:  
John Bluemke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Renee Pulver – Land Use Specialist

ALSO PRESENT:  
Mary Cupery – Vice Chair, Columbia County Board of Supervisors

3:30 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 Mr. Baumgartner to approve Agenda of September 1, 2015 for Planning & Zoning Committee Regular Meeting & Public Hearing.  
   Seconded by Chair Teitgen.  
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. Kessler to approve Minutes of August 4, 2015 Planning & Zoning Committee Regular & Public Hearing.  
   Seconded by Mr. Baumgartner.  
   Motion carried unanimously.


   Mr. Kessler asks what the zoning of Lot 5 is.

   Mr. Bluemke points out that this property is located in the Town of Randolph, which is not under County Zoning.

   Chair Teitgen asks if Lot 5 meets our Subdivision Ordinance requirements.

   Mr. Bluemke explains that this lot exceeds the minimum lot size of one acre.
Motion by Mr. Baumgartner to recommend approval of a Waiver of Access for Lot 5 having no frontage on a public road subject to the following conditions:
A note being placed on the CSM that states, "The Planning and Zoning Committee approved a variance on 9/1/15 for Lot 5 to have no frontage on a public road". The variance will become effective when the Certified Survey Map and appropriate access easement are recorded.
Seconded by Mr. Kessler.
Motion carried unanimously.

7. Rezone, Town of Courtland

a. Zoning Change – A-1 Agriculture & Farmland Preservation District to R-1 Rural Residential; Grothman & Associates, Petitioner, and Donald & JoAnn Wingers, Owners – Town of Courtland

Mr. Bluemke reviews staff report and explains that this CSM will fix a lot line issue with an existing farm building.

Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture & Farmland Preservation District to R-1 Rural Residential.
Seconded by Mr. Stevenson.
Motion carried unanimously.

b. Zoning Change – A-1 Agriculture & Farmland Preservation District to R-1 Rural Residential; Grothman & Associates, Petitioner, and Marcus Rump, Owner – Town of Courtland

Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture & Farmland Preservation District to R-1 Rural Residential.
Seconded by Mr. Stevenson.
Motion carried unanimously.

8. Department Report

a. Planning Update/Ordinance Update

Mr. Bluemke explains that the proposed Zoning Ordinance amendments will be presented during the public hearing.

Chair Teitgen asks about the status of the Shoreland Ordinance updates.

Mr. Bluemke explains that we are waiting to get more information as to how Act 55 will impact the Ordinance.
b. Financial

- Out of County Travel

Mr. Bluemke not aware of any travel at this time.

- Expenditure Report

**Motion by Chair Teitgen to approve Expenditure Report.**
**Seconded by Mr. Kessler.**
**Motion carried unanimously.**

c. Enforcement

Mr. Thompson reviews Enforcement Report. 11 violations have been added since August 4, 2015 meeting. Most of these new violations are related to junk or building without permits.

**Site Visits** (were not needed)

9. Public Hearing

**Item I-** Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Ronald Accuardi, Jr. and Pamela Fitzgerald, Petitioners and Owners – Town of Otsego

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioners were not present.

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 Chair Baumgartner is present and confirms town approval.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of the Certified Survey Map.**
Seconded by Mr. Stevenson.
Motion carried unanimously.

Item II- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay: Ann Berg – Bernard & Clarice Miller Family Trust, Petitioners and Owners – Town of Fountain Prairie

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner, Ann Berg, is present and states that she has no additional comments.

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 Supervisor Gretzinger is present and confirms town approval.

Mr. Kessler asks if the barn and silo on Lot 1 are used for livestock.

The Petitioner, Ms. Berg, states that the barn and silo are used for general storage, not livestock.

Chair Teitgen closes Public Hearing.

Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of the Certified Survey Map.

Seconded by Chair Teitgen.
Motion carried unanimously.

Item III- Amendments to Title 16 Chapter 100

Mr. Bluemke explains that many of the amendments are to correct typographical errors and to add clarity to existing regulations. New language has been added to allow campgrounds flexibility when expanding recreational/service areas. New language also allows two-family uses in preexisting A-1 and AO-1 residences, and also the RR-1 and A-2 Districts with a Conditional Use Permit. Some other important changes were made to allow the RR-1 District to be used as a transitional area between dense residential development and agricultural/open space uses, and to require the operator of a roadside stand to be a member of the resident family in the RR-1 District. Townships have been sent copies of the proposed changes and we have received some comments back.
Chair Teitgen recommends reviewing changes one at a time.

Mr. Bluemke begins reviewing proposed amendments.

William Paine, Town of Hampden Plan Commission Member
N893 Kranz Road
Columbus, WI

Asks if we are making changes to home occupation requirements in relation to, “sales, distribution, mixing, blending, and storage of agricultural supplies such as feeds, seeds, propane, and fertilizer” as listed under Table 16-105-020.

Mr. Bluemke explains that we are adding reference to the home occupation section, 16-125-280, to this table. The home occupation section should have been referenced as it discusses the use of agricultural supplies. No change in verbiage is being made to the home occupation section.

Town of West Point Plan Commission Chair Kessler states that the Township is against the proposed language added to Section 16-110-010(A). The Town had previously mapped transition areas in their Comprehensive Plan, but have since removed them. The Town does not understand the need or rationale for this new sentence allowing the Rural Residential District to be used as a transition area. The Town asks that this language be removed.

Mr. Bluemke states this is a different type of transition area. It is not intended for areas near municipal boundaries, but for areas between dense residential development and agricultural land uses. This will be used on a case-by-case basis and will require a Plan Amendment to Single Family Residence and a Farmland Preservation Plan Amendment outside of the Farmland Preservation area.

Chair Teitgen states that petitioners would still have to come to the Town and County for approval, so the new language provides flexibility for all.

Mr. Kessler states the issue is the term “transition”.

**Motion by Chair Teitgen to alter the proposed sentence under Section 16-110-010(A) to read: “The RR-1 district can be used for areas mapped within the County Comprehensive Plan for Single Family Residence on its Future Land Use map between existing residential development and agricultural and open space land uses.”**

*Seconded by Mr. Kessler.*
*Motion carried unanimously.*

Mr. Paine states that the Hampden Plan Commission is against allowing two family uses within Agricultural Districts. The Town believes they should go through a zoning change to R-2 Multiple Family.
Mr. Bluemke states that rezoning would mean introducing more intensive districts to rural areas. Other Towns have voiced concerns over this.

Chair Teitgen states that the Town of Pacific is also against this added language. They believe allowing two-family uses will alter the rural character.

Mr. Kessler states that petitioners would still need to obtain a Conditional Use Permit. A standard condition is that the use will not be detrimental to the character of the surrounding area.

Mr. Baumgartner states that agricultural areas should allow for the same flexibility that other single family districts have.

Mr. Stevenson points out that this would be helpful for multigenerational farms and those with hired farm labor.

Mr. Bluemke continues to review proposed changes.

Mr. Bluemke states that the Town of Pacific wants to add terminology to Section 16-150-070 to allow towns to weigh in on termination or withdrawal of a Conditional Use Permit.

Mr. Kessler states that removing the Conditional Use Permit is more restrictive, and the Town does not need to weigh in on this issue. This would unnecessarily lengthen the process.

Mr. Bluemke states that we can add language stating we will inform the Town of termination or withdrawal within 15 days of the decision.

All Committee members agree that this language should be added.

Motion by Chair Teitgen to recommend County Board approval of Amendments to Title 16 Chapter 100 as modified and attached to the minutes.
Seconded by Mr. Stevenson.
Motion carried unanimously.

10. Adjourn

Motion by Mr. Kessler to adjourn meeting.
Seconded by Mr. Stevenson.
Motion carried unanimously.

Meeting adjourned at 5:17 PM
Planning and Zoning Committee
Minutes

Respectfully submitted,

[Signature]

Kevin Kessler, Secretary
Planning and Zoning Committee

[Signature]

Recording Secretary
Renee Pulver, Land Use Specialist

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