PLANNING & ZONING COMMITTEE MINUTES
NOVEMBER 3, 2015

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

ABSENT AND
EXCUSED:    Mike Weyh

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

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. Kessler to approve Agenda of November 3, 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 October 6, 2015 and October 21,
   2015 Planning & Zoning Committee Regular & Special Meeting.
   Seconded by Chair Teitgen.
   Motion carried unanimously.


   Motion by Mr. Kessler to recommend approval of a Waiver of Access for Lot 1
   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 11/3/2015 for Lot 1 to have no frontage on a
   public road". The variance will become effective when the Certified Survey
   Map and appropriate easement are recorded.
   Seconded by Mr. Stevenson.
   Motion carried unanimously.

Motion by Mr. Kessler to recommend approval of a Waiver of Access for Lot 1 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 11/3/2015 for Lot 1 to have no frontage on a public road". The variance will become effective when the Certified Survey Map is recorded.
Seconded by Mr. Stevenson.
Motion carried unanimously.

Mr. Baumgartner arrives at 3:37 pm

8. Cemetery Plat City of Columbus

Mr. Bluemke explains that the Columbia County Board of Supervisors must approve additions to any existing cemetery per state statute.

Motion by Mr. Kessler to recommend Resolution for cemetery expansion be presented to the Columbia County Board of Supervisors.
Seconded by Mr. Stevenson.
Motion carried unanimously.


Motion by Mr. Baumgartner to permanently table the matter.
Seconded by Chair Teitgen.
Motion carried unanimously.

10. Department Report

a. Planning Update/Ordinance Update

Mr. Bluemke explains the draft Subdivision Ordinance will be distributed to applicable Department Heads and staff.

Mr. Thompson points out the revised Shoreland Ordinance should be available in January or February.

b. Financial

   • Out of County Travel

      Mr. Bluemke not aware of any travel at this time.
• Expenditure Report

Motion by Mr. Baumgartner to approve Expenditure Report.
Seconded by Mr. Kessler.
Motion carried unanimously.

c. Enforcement

Enforcement Report is distributed and available on local government portal.

Site Visits (were not needed)

10. Public Hearing

Item 1- Zoning Change – A-1 Agriculture to RR-1 Rural Residence; Patrick Crean and Linda E. Di Raimondo, Petitioners and Owners – Town of Lewiston

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comments.

Mr. Kessler asks for width of the lot.

Petitioner responds that the lot is 72 feet wide.

Mr. Kessler verifies the town approved the building site.

Mr. Bluemke explains there is only one location where a structure can be placed and it is on the river side.

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 rezoning from A-1 Agriculture to RR-1 Rural Residence effective upon recording of Certified Survey.
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; Paul Wolff & Amy Wolff, Petitioners and Owners – Town of Lewiston

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have 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 not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Kessler 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 Certified Survey. Seconded by Mr. Stevenson.
Motion carried unanimously.

Item III— Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Karl Blau & Joni Blau, Petitioners and Owners – Town of Caledonia

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have 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 not present, but Minutes on file.

Chair Teitgen closes Public Hearing.
Motion by Mr. Kessler 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 Certified Survey.
Seconded by Mr. Stevenson.
Motion carried unanimously.

Item IV- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay: Gregory Kluge and Debora Kluge, Petitioners and Owners – Town of Fort Winnebago

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner is represented by James Grothman, Surveyor and he has no additional comments.

Mr. Kessler asks about the restriction to divide lots into multiple zoning districts.

Mr. Bluemke explains that agricultural overlay is the only district.

Mr. Kessler inquires about the status of Lot 1.

Mr. Bluemke verifies that it will be dissolved.

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, William Schroeder, Sr. present and Minutes for recommended approval are on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Kessler 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 Certified Survey.
Seconded by Mr. Stevenson.
Motion carried unanimously.

Item V- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay: Kelly Westphal and Donna Osterhoff, Petitioners and Owners – Town of Lowville
Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have 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 not present, but Minutes on file.

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 Certified Survey. Seconded by Mr. Kessler. Motion carried unanimously.

Item VI- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Michael D. Paulson, Petitioners and Owners – Town of Leeds

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they provided photos indicating the wetland has been productive for the last few years.

Surveyor Dan Paulson confirms the wetlands map is now productive farmland.

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

11. Adjourn

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

Meeting adjourned at 4:27 PM

Respectfully submitted,

[Signature]
Kevin Kessler, Secretary
Planning and Zoning Committee

[Signature]
Susan Runnion, Recording Secretary
Susan Runnion, Office Administrator

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