PLANNING & ZONING COMMITTEE MINUTES
MARCH 1, 2011

PRESENT: Debra L. Healy Wopat, Fred Teitgen, Doug Richmond,
          Harlan Baumgartner, Mike Weyh

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

BUSINESS MEETING

2:00 PM

1. Chair Doug Richmond called the meeting to order at 2:00 PM

2. Certification of Open Meeting Law

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

4. Approval of Agenda

   Motion by Vice Chair Baumgartner to approve Agenda of March 1, 2011
   Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Mr. Teitgen.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Ms. Healy Wopat to approve Minutes of January 4, 2011 Planning &
   Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Vice Chair Baumgartner.
   Motion carried unanimously.

6. Site Plan Review Tim Larsen Conditional Use Permit

   Motion by Ms. Healy Wopat to approve revised Site Plan for Conditional Use
   Permit – Revise Condition #3 to read “Storage, defined as vehicles or farm and
   recreational equipment either waiting for repair or having been repaired, must
   occur only in the area shown on the site plan, and storage shall be limited to a
   total of 20 vehicles or pieces of equipment. Storage shall consist of 15 open
   spaces and 5 spaces enclosed by a 6’ solid wood fence. No semi- truck and trailer
   storage or repair is allowed. No vehicles, other than those owned by the business
   shall be stored on the site for more than two weeks except in the enclosed storage
   area, and business vehicles in the parking lot shall be included in the 15 space
   limitation.”, contingent upon Town approval, if the Town does not approve the
   20 spaces the revision to increase the number of spaces to 15 is approved.
Seconded by Mr. Teitgen.
Motion carried unanimously.

7. Termination of Conditional Use Permit for Blayde & Linda Elert

Motion by Mr. Teitgen to abandon Conditional Use Permit for an airfield.
Seconded by Vice Chair Baumgartner
Motion carried unanimously.

8. Department Report

a. Planning Update - Mr. Bluemke explains proposed bike path.

Mr. Thompson explains that several groups and municipalities are considering options to combine their efforts along with compiling a list of available grants.

b. Enforcement – Mr. Bluemke distributes Enforcement Report with new format and asks for input.

c. Financial
   • Out of County travel

Mr. Bluemke will be traveling to Wausau for DATCP Meeting on March 11th.

Mr. Bluemke, Mr. Stapleton, Mr. Thiele and Mr. Thompson will be intermittently attending the WCCA Conference in Mosinee on March 31st & April 1st with a possible overnight stay.

Motion by Mr. Teitgen to approve Out-of-County Travel.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.

• Expenditure Report

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

d. Ordinance Update – Mr. Bluemke distributes Zoning Code timeline and explains upcoming events. TAC will meet on March 30th to discuss comments. Mr. Thompson working diligently to distribute new Zoning Maps by end of next week. Plans are to highlight areas of concern and decisions which will need to be made. Maps will need to be adopted along with the new ordinance. Mr. Bluemke distributes the Map Guidelines which will also be distributed.

A workshop for the Planning & Zoning Committee to discuss the Zoning Code suggestions will be conducted on April 13th for the entire day.
Vice Chair Baumgartner requests receiving the TAC meeting results prior to the April 13th meeting.

Discussion regarding Mark Roffers attendance takes place and it is decided that he will attend the TAC meeting and conduct presentation to Columbia County Board of Supervisors.

e. BOA Application Process – Mr. Bluemke explains current Board of Adjustment application process. A select number of towns feel the current deadlines should be more accommodating to their schedules.

Mr. Teitgen asks how many items have come in front of the Board of Adjustment that hasn’t gone to the Town.

Mr. Stapleton responds that fewer applications are going to the Town first.

Mr. Thompson explains that we have had current deadlines for several years and shouldn’t change to accommodate a few towns and make others wait. Perhaps we could exempt these two towns from deadline or provide choices on application for one month or two month deadline.

9. Floodplain Moratorium

Mr. Bluemke explains that in order to keep the County in the insurance program for another year or until Floodplain II is approved, we will need to extend the Floodplain Moratorium.

A decision regarding Blackhawk will need to be made when updating Zoning Maps. All Recreational Districts are targeted to become Single Family Residence. The entire Blackhawk area is mapped floodway which wouldn’t allow any new structures.

**Motion by Mr. Teitgen to approve Floodplain Moratorium.**
**Seconded by Mr. Weyh.**
**Motion carried unanimously.**

10. Annual Report

**Motion by Vice Chair Baumgartner to approve Annual Report.**
**Seconded by Mr. Teitgen.**
**Motion carried unanimously.**

11. Fee Amendments
4:00 PM
12. Public Hearing

Item I- Zoning Change – Agricultural to Rural Residential and Agricultural with 
Agricultural Overlay, James and Mary Sanderson, Petitioners and Owners – 
Town of Columbus

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Mr. Teitgen asks if each lot will have its own driveway.

Mr. Sanderson responds that it will be a shared driveway.

Petitioner was present and did not have anything to add.

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

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

Town Board Chair – Eugene Damm is present and responds they are in favor.

Chair Doug Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve the rezoning from Agricultural to Rural 
Residential and Agriculture to Agriculture with Agricultural Overlay effective upon 
recording of the Certified Survey Map. 
Seconded by Vice Chair Baumgartner. 
Motion carried unanimously.

Item II- Private Sewage System Text Amendments

Mr. Bluemke explains Text Amendments will be discussed in two segments.

Chair Doug Richmond opens Public Hearing.

Chair Doug Richmond asks if anyone has any questions.

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

Chair Doug Richmond asks if anyone is against the petition.
Ann Gryphan, Association Manager – Wisconsin Liquid Waste Carriers Association
16 N. Carroll Street
Madison, WI 53703

They are against the $10 proposal because the hauler will become the collector. What if they homeowner doesn’t pay? It may be the easiest suggestion, but is it right or fair? We support the POWTS Maintenance program, but charge the homeowner, not the service provider.

Matt Alft, President – Wisconsin Liquid Waste Carriers Association
6810 Dakota Court
Wisconsin Rapids, WI 54494

Additional monies through our books will increase general liability and workmen compensation costs. Many members have one man shops. This is a busy time of the season. We don’t see how the county will save on labor. Our expenses keep going up and homeowners won’t pump more than they need to.

Bill Demars
Country Plumber
W4371 CTH P
Portage, WI

This will increase my workmen’s compensation and my accountant suggests that I don’t do this. I am against this proposal. Too many lost cards, property owner’s loose cards and no checks are attached.

Pat Creskovic
Ozaukee County

Fond du Lac had same issue and they placed on tax roll. Seek options through other methods.

Greg Schultz
Schultz Excavating
W8873 Lake View Road
Briggsville, WI 53920

I mirror other people’s thoughts.

Ann Gryphan - As far as I am aware, Marquette County is the only other county doing this. We should have voiced our opinion when they adopted this.

Matt Alft - One County sends out notices and fees at the same time.
Ron Richardson - Have you explored any other options?

Mr. Bluemke explains that we have investigated other options. Cost effectiveness is also a concern for us.

Ron Richardson asks if you have looked at Sauk County.

Mr. Bluemke explains that we will be sending out notices. We are attempting to get compliance and hope the number will go down. Yes, we plan to look at Sauk County.

Pat Creskovic – many of us work in multiple counties and this is much too difficult and an unnecessary burden. We don’t have a glamorous job and this is too much and unbearable.

Bill Demar – this places me as the bad guy.

Ron Richardson asks how holding tanks are being addressed.

Mr. Bluemke explains this will not apply to holding tanks.

Bill Demars states that lots of people pump without a notice.

Mr. Bluemke explains that the notices are based on the last pumped date, so those people may never get a notice.

Matt Alft asked if a fee would be associated with those people?

Mr. Bluemke responds “no”.

Matt Alft states that it’s not clear in the ordinance.

Chair Doug Richmond asks how often the pumper sends notices.

Bill Demars responds they send notices every two years.

Pat Creskovic asks how we track who has pumped.

Mr. Bluemke explains all POWTS have been inventoried and we track the last pump date.

Ann Gryphan states that you are willing to work with pumpers, but essentially you are not going to.
Mr. Bluemke explains that the Planning & Zoning Committee will make their decision today and the decision moves on to the Columbia County Board of Supervisors for consideration.

Matt Alft explains that this program has been a boom for the business. In addition, they have less emergencies and better maintained POWTS.

Mr. Weyh asks what the difference in administrative costs will be if revised.

Mr. Bluemke explains that the cost is based on preparing the notice. The cost to invoice will increase the $13.50 cost. When calculating administrative costs it is fiscally wise to invoice 60 pumper’s verses 3000 property owners.

Ms. Healy Wopat would like to talk to Sauk County on their program.

Mr. Thompson points out that there is a database, but capturing the fee is another question.

Scott Zirzow
Pickett’s Septic Tank Service
W3155 CTH A
Baraboo, WI 53913

If I pump the Ukrainian Campground and they didn’t receive a card, how will I report that to you?

Mr. Thompson explains that we hope to get to a point where you can enter into a database on the website. In the meantime, you will be required to notify us via a form.

Bill Demars claims they met with Sauk County and nobody has a complaint and the customer has no complaints.

Rick Weller
DJ Septic
10379 CTH Y
Mazomanie, WI 53560

How many times a year will you bill us?

Mr. Bluemke explains this is not a detail within the ordinance and will be determined based on pumper input.

Ann Gryphan asks how invoicing will save the County money.

Mr. Bluemke explains it’s the cost of receipting 3000+ payments that is inefficient and costly.
Mr. Richardson suggests charging more to cover the cost of the system.

Mr. Bluemke explains that the Planning & Zoning Committee instructed him to decrease the cost.

Mr. Weyh inquires what the consequences are if we don’t decide today. Can we revisit this in the future?

Mr. Bluemke explains that there wouldn’t be any recuperation of costs for this year.

Chair Doug Richmond asks if any new item needs to be brought to the table.

Chair Doug Richmond closes Public Hearing.

Mr. Teitgen comments that he has two POWTS and a mutual agreement for pumping to be accomplished. Personally, I think we need to raise the fee to $15.00 and make the homeowner pay when the system is pumped. Need to determine how the timing will work. Also need to talk about language and grace period to report it. This will need to be incorporated into the ordinance.

Ms. Healy Wopat wants to look at Sauk County. Seems we are creating too many problems for small business owners.

Mr. Weyh feels the same way.

Vice Chair Baumgartner agrees to leave the service providers out of the collection process. Let’s charge property owners to cover the cost of doing it. I don’t want to pay a dollar.

Mr. Weyh suggests revisiting after the costs, time for recipicing and other department costs are determined.

Mr. Teitgen would like the pump time to read “within three years” versus two years and four months.

**Motion by Ms. Healy Wopat to table Private Sewage System Text Amendment until next month.**
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.

**Text Amendment – Annual Permit Fee For Temporary Trailer For Farm Labor**

**Motion by Ms. Teitgen to amend Title 9, Chapter 1 to include annual Permit Fee for Temporary Trailer for Farm Labor - $100.00.**
Seconded by Mr. Weyh.
Motion carried unanimously.
13. Adjourn

Motion by Ms. Healy Wopat to adjourn meeting.
Seconded by Mr. Weyh.
Motion carried unanimously.

Meeting adjourned at 5:25 PM.

Respectfully submitted,

[Signature]

Mike Weyh, Secretary
Planning and Zoning Committee

[Signature]

Recording Secretary
Susan Runnion, Office Administrator

cc: Committee Members
    Robert R. Westby, County Board Chair
    Andy Ross, County Board Vice Chair