PLANNING & ZONING COMMITTEE MINUTES
MAY 3, 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,

BUSINESS MEETING

3:30 PM

1. Chair Doug Richmond called the meeting to order at 3:35 PM

2. Certification of Open Meeting Law

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

4. Approval of Agenda

   Motion by Mr. Teitgen to approve Agenda of May 3, 2011 Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Vice Chair Baumgartner.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. Teitgen to approve Minutes of April 5, 2011 Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Mr. Weyh.
   Motion carried unanimously.

6. Department Report

   a. Planning Update - Mr. Bluemke explains there are no new issues.

   b. Enforcement – Mr. Bluemke distributes Enforcement Report.

      Mr. Teitgen requests that the name of the town (not municipal code) be included on the report.

   c. Financial
      • Out of County travel
Mr. Bluemke to travel to Madison on Friday for DATCP/Planning Director meeting.

- Expenditure Report

Motion by Mr. Teitgen to approve Expenditure Report.
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

- Septic Fee

Mr. Bluemke distributed draft memo explaining proposed fee which will be presented to the Finance Committee next week. This request is based on a Planning & Zoning Committee motion asking for the support of the Finance Committee to place the Maintenance Fee on the tax roll.

Ms. Healy Wopat inquires if this is a state mandate that should go back to legislature for consideration.

Mr. Bluemke explains the POWTS Maintenance is a mandated program that we want to support and this proposal is a revenue source.

Mr. Teitgen spoke with Land Information and it will take some effort to get it on the tax bill.

Mr. Bluemke states that he doesn’t have real details of the cost to place it on the tax bill. Plans to present to Finance Committee on May 12th with earliest placement on tax bill being 2012.

d. Ordinance Update –

Mr. Bluemke distributes Columbia County Zoning Ordinance - Public Hearing Copy June 7, 2011 along with a Summary of Changes. This version addresses all of the matters that were discussed with the exception of possible campground issues. These issues will be amended prior to the mailing.

This version will be mailed to Town Clerks & Chairs, Town Advisory Committee and Plan Commission Chairs along with cover memo explaining Summary of Changes. It will also be distributed to libraries and placed on the County website. Mailing will occur end of this week or next week.

Public Hearing for Ordinance to occur on June 7th at 6:00 pm with other items being considered at 5:00 pm.

4:00 PM
7. Public Hearing
Item I-  Zoning Change – Agricultural to Rural Residential and Agricultural with Agricultural Overlay—Ralph Bauch, Petitioner and Owner - Town of Caledonia

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Mr. Teitgen asks if square had been split off prior to zoning code.

Mr. Bluemke confirms that it was.

The Petitioner was present and stated he had no additional comments.

Chair Doug Richmond asks if anyone has any questions.

Chair Doug Richmond asks if anyone is in favor of petition.

Jack Barth
W10477 Rowley Road
Portage, WI

Adjacent property owner and supports the development location.

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 not present, but Minutes on file.

Chair Doug Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve rezoning from Agricultural to Rural Residential and Agricultural with Agricultural Overlay effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh
Motion carried unanimously.

Item II-  Conditional Use Permit – Expansion of Feed Company—Big Gain LLC, Petitioner and Owner - Town of Arlington

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

The Petitioner was present and stated he had no additional comments.
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. (no comments)

Town Board not present, but Minutes on file.

Chair Doug Richmond closes Public Hearing.

Motion by Ms. Healy Wopat to approve Conditional Use Permit for expansion of feed company per the stated findings, conclusions and conditions.

Seconded by Vice Chair Baumgartner.

Motion carried unanimously.

Findings:

1. Big Gain, LLC is the owner of the subject property described in the application.
2. Big Gain, LLC has operated a business at this location that manufactures processes and retails animal feed since the approval of their Conditional Use Permit in May of 1999.
3. The application complies with the general review criteria of Sec. 16-1-18 (e) of the Ordinance.

Conclusions:

1. The application qualifies for a Conditional Use Permit.
2. This proposed use is consistent with the purpose and intent of the Highway Interchange District and is consistent with the Town and County Comprehensive Plans.
3. The proposal is an expansion of local business that can achieve economies of scale by expanding in its current location.
4. The proposed expansion will provide new employment opportunities in the County and support agriculture in the County.
5. The proposed use does not conflict with current use of any adjacent property over the long term nor does it limit the usefulness of adjacent properties for uses permitted under their current zoning classifications.
6. The property is physically well suited for the proposed use due to the location on a State and Federal Highways and in an important agricultural area of the County.
7. The proposal does not present a likelihood of any unacceptable impacts when considered in light of the general criteria of Sec. 16-1-18 (e).
8. The development is compatible with the character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.
Conditions of Approval:
1. Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.
2. The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
3. If the Planning and Zoning Committee finds that the review criteria of Section 16-1-18(e) 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 – Grading in Shoreland—Octagon Investments, Petitioner and Owner - Town of Wyocena

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

The Petitioner represented by Erik Sorensen – MSA Professional Services, Inc. and Attorney Lee Bouche and stated they had no additional comments.

Chair Doug Richmond asks if anyone has any questions.

Mr. Teitgen inquires if review by Department of Natural Resources has taken place.

Mr. Sorensen responds they have received verbal approval and waiting for process to complete itself.

Chair Doug Richmond asks if anyone is in favor of petition.

Jack Barth
W10477 Rowley Road
Portage, WI

Home farm adjoins property and we feel like it sounds like a good idea.

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 declined to review project.

Chair Doug Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve Conditional Use Permit for grading in shoreland per the stated findings, conclusions and conditions.
Seconded by Mr. Weyh.
Motion carried unanimously.

Findings:
1. Octagon Investments, LLC is the owner of the subject property
2. Owners/applicants propose a fish habitat project involving placing dredged material within the Shoreland area with total land disturbance of approximately 3.4+ acres.
3. The project requires a Conditional Use Permit under Sec. 16-5-61 of the Columbia County Shoreland-Wetland Protection Ordinance.
4. Preservation of fish and aquatic habitat is a stated purpose of the ordinance under Sec. 16-5-3 (b).

Conclusions:
1. Dredged material placement in the Shoreland area as proposed is permitted subject to stabilization of the material by grading and providing vegetative cover.
2. The proposed habitat restoration activities will promote the purpose of Sec. 16-5-3 (b).
3. The project will comply with the permit conditions of Sec. 16-5-63.
4. The project qualifies for a Conditional Use Permit.

Conditions of Approval:
1. The project shall be carried out as illustrated, designed and permitted in the WDNR Permit Applications document prepared by MSA Professional Services for project number 12242001, March 2011.
2. Upon completion of the dewatering of the dredged materials the stilling basin shall be restored in accordance with an approved landscape plan.

8. Adjourn

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

Meeting adjourned at 4:30 PM.

Respectfully submitted,

[Signature]

Mike Weyh, Secretary
Planning and Zoning Committee
Recording Secretary
Susan Runnion, Office Administrator

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