Tuesday, January 3, 2006

Planning and Zoning Committee Regular Monthly Meeting and Public Hearings and Joint Planning and Zoning Committee and Highway Committee Meeting.
Columbia County Administration Building
Portage, WI 53901

12:00 Noon

Meeting called to order by Chair, Harlan Baumgartner

Present for the Planning and Zoning Committee – Harlan Baumgartner, John Stevenson, John Healy, Harlan Horton and Phil Baebler


Present from the Planning and Zoning Office – John Bluemke, Mike Stapleton and Jeanne Baertsch

Also present – Susan Martin, Chair – Columbia County Board of Supervisors. From the Highway Department – Kurt Dey and T.O. Boge.

Harlan Baumgartner – Any changes or additions to the agenda?

John Bluemke – Yes, would like to add: Board of Adjustment replacement for Doug Richmond.

Approval of Agenda with the addition - Motion by John Healy, seconded by Phil Baebler to approve the agenda with the addition of Board of Adjustment replacement for Doug Richmond. Motion carried unanimously.

Approval of Minutes – Motion by John Stevenson, seconded by Harlan Horton to approve the minutes from December 6, 2005. Motion carried unanimously.

Final Plat of 1st Addition to Hickory Oaks, Town of Dekorra –

John Bluemke – Gives staff report. This plat has been approved previously subject to town approval.

Mike Stapleton – Comments about the buildings being removed.

Harlan Horton - Comments on the Storm water being taking care of.

Susan Martin, Chair, County Board – Comments on out lot #3.
Motion by John Stevenson, seconded by John Healy to approve the Final Plat of 1st Addition to Hickory Oaks, Town of Dekorra. Motion carried unanimously.

Discussion on need for sign regulations. * (Joint meeting of Planning and Zoning Committee and Highway Committee)

John Bluemke – Explains a new mall is going up in Lake Delton. Would like to get out in front of this development due to the potential for new off premise signs. Kurt Dey is interested in this subject also as safety aspects an issue. This is being presented to both Committee due to overlapping concerns.

Kurt Dey – Comments about on-premise signs and a 12 month moratorium.

John Bluemke – The details will be discussed after the moratorium is in place.

Kurt Dey – Certain signs are okayed through the Department of Transportation.

John Healy – Who controls the Interstate?

Kurt Dey – Department of Transportation – federal regulations.

Mike Kinney – Comments on Dane County’s Ordinance.

Harlan Baumgartner – If in the right-of-way has to be approved by the Highway Department.

Harlan Baumgartner – Is there anything in our ordinance now regulating signs?

John Bluemke – The Ordinance is not clear as to how signs should be regulated.

Robert Andler – Comments on the right-of-way issue.

John Bluemke – The Department of Transportation will not issue any signs if a moratorium is in effect.

Harlan Horton – Asks about Conditional Use Permits.

John Bluemke – We can limit the signs when the Committee is reviewing a Conditional Use Permit.

Kurt Dey – Can you control by with a Conditional Use?
John Bluemke – Yes, the Committee can control signs under a Conditional Use.

Andy Ross – Do people come to you if they want a sign?

John Bluemke – The state has a form that we are to sign for signs on the Interstate.

Andy Ross – What about people without a permit, how do we enforce and who enforces?

John Bluemke – If located in the right-of-way, the Highway Department. The rest would be the Zoning Department or DOT.

Mike Kinney – Asks if a Conditional Use would come through the Zoning Office?

John Bluemke – Yes, used to be Board of Adjustment, now it is the Planning and Zoning Committee.

Kurt Dey – Asks about using current ordinance and moratorium for signs.

Bob Hamele – For home business usually signs are on the premises.

Mike Kinney – On town roads, towns should give their voice.

John Bluemke – Have contacted 20 Town Chairs and they are supportive.

John Bluemke – A moratorium would give us a year to sit down and talk about this, and look at all the issues.

Susan Martin – Do the committee’s feel the size and frequency of signs need to be looked at? Some resolution needs to be passed stating what needs to be accomplished.

Andy Ross – Comments on an appeal process during the moratorium.

Harlan Baumgartner – Asks if this would be for all signs or off premise signs, both committee’s or sub committee?

Mike Kinney – Feels the Sheriff’s Department Safety Committee should be involved.

Bob Hamele – Have a moratorium before creating a sub committee

Motion by Robert Hamele, seconded by Phil Baebler to approve the request for a moratorium subject to the following:
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1) The moratorium would be for twelve (12) months.
2) The moratorium is for off premise signs.
3) The moratorium is County-wide.
4) Anyone wanting a sign would have to go before the Planning and Zoning Committee.

Motion carried unanimously.

Harlan Baumgartner – Mentions that in April the committee’s will change.

Susan Martin, Chair, County Board – Any new committee’s need full County Board approval.

Members of the Highway Committee left at this time.

County/Town Zoning Issues –
John Bluemke – Scheduled to meet with the Towns January 23rd, 2006. Hands out information on what needs to be discussed at this meeting.

Harlan Baumgartner – Need to look at definition of a farm.

John Stevenson – Can’t be acreage, as someone can own 10 acres, have a strawberry farm and make a living off it.

Out of County travel –
John Bluemke reports there is no out of County travel for the month.

Approval of Vouchers – Motion by John Healy, seconded by Harlan Horton to approve the vouchers. Motion carried unanimously.

Addition to Agenda – Alan Trienan to replace Doug Richmond on the Board of Adjustment. Motion by John Healy, seconded by Phil Baebler to approve Alan Trienan to replace Doug Richmond on the Board of Adjustment. Motion carried unanimously.

Enforcement – Mike Stapleton – Hands out information on Enforcement Status Report and goes over the list with the Committee. Discussion follows.

Parcelization Study – UW Stevens Point – John Bluemke explains three (3) towns within the County are being looked at. Would involve Extension, Land Information and Planning and Zoning.

Susan Martin, Chair, County Board – When will they let us know the results?
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John Bluemke – The study will be done by 2008.

John Bluemke – Primarily it involves giving information to UW Stevens Point for this study. Kathleen with UW Extension will be the contact person.

Recessed at 1:30 PM.

Reconvened at 4:00 PM

Meeting called to order at 4:00 PM

Present – Harlan Baumgartner, John Healy, Harlan Horton and Phil Baebler

Absent and Excused – John Stevenson

Present from the Planning and Zoning Office – John Bluemke and Jeannine Baertsch

Notice of Public Hearings read by John Bluemke, Director of Planning and Zoning

A petition by Richard C. Struzynski, Portage, Wisconsin to rezone from Agricultural to Agricultural No. 2, property at N4858 Highway 78, located in the NE ¼ of the SW ¼, Section 3, Town 11N, Range 8E, Town of Caledonia.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by Committee?

Harlan Horton – Asks if the rezoning includes both sides of the road?

John Bluemke – No.

Harlan Baumgartner – Is the petitioner present and wishing to add anything?

Jim Grothman, Agent for Richard Struzynski – No, nothing to add

Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – The Town Board of Caledonia is on file with their approval of the rezoning request.
Harlan Baumgartner – As agent for the petitioner is there anything you wish to add?

Jim Grothman, Agent for Richard Struzynski – No.

Harlan Baumgartner – The Public Hearing is closed.

Motion by Harlan Horton, seconded by John Healy to recommend approval of the rezoning request. Motion carried unanimously.

A petition by Vernon and April Carlson, Pardeeville, Wisconsin to rezone from Agricultural to Rural Residential, property at W6230 Highway 33, described as Lot 1, Certified Survey Map Number 1080, Section 28, Town 13N, Range 10E, Town of Marcellon.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by Committee? No response.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Vernon Carlson – We don’t want to rezone.

April Carlson – We want to be able to have horses. There are a lot of conditions with the Home Occupation. The reason we are changing the zoning is because we were told we have to get a Home Occupation.

Vernon Carlson – Could the Home Occupation be for 4 horses?

April Carlson – We have the business so we could be home with the kids.

Harlan Baumgartner – How does kennel fit in?

April Carlson – It is our income.

Vernon Carlson – This is so she can stay home with the kids.

Vernon Carlson – Difference of 2 horses.

John Healy – Have you been to the Town Board?
April Carlson – They are fine either way. They know this way to Rural Residential will get the Home Occupation ok’d.

John Bluemke – Without Rural Residential zoning you don’t get the Home Occupation. Have to start all over.

Harlan Baumgartner – How long have you lived here?

April Carlson – 7 years.

April Carlson – Last 2 ½ years we built up. 30 dogs this year. Always had 3-8 horses.

John Bluemke – If the Committee feels this is not the way to go, then we start all over.

April Carlson – Points out where dogs and horses are located on the map.

Harlan Baumgartner – Any other questions of the Committee?

Harlan Horton – Is split zoning feasible?

John Bluemke – No, a Certified Survey Map would be required. There are buildings involved.

Harlan Baumgartner – If tabled until definition of kennel is decided, what if neighbor complains?

Vernon Carlson – The neighbor won’t complain, we are best friends.

John Bluemke – The enforcement situation is why we are here.

Harlan Baumgartner – Would like to table based on 30 dogs and 4 horses now.

Harlan Baumgartner – The Public Hearing is closed.

Motion by Harlan Baumgartner, seconded by John Healy to table until January, 2007. Motion carried unanimously.

A petition by Marcel and Trecella Kjorlie, Lodi, Wisconsin to rezone from Agricultural to Agricultural No. 2, property at W12277 County J, located in part of the W ½ of the
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NE ¼ of the NE ¼, and part of the W ½ of the SE ¼ of the SE ¼, Sections 24 and 13, Town 10N, Range 7E, Town of West Point. Intent: To build one single family residence.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by Committee: No comment.

Harlan Baumgartner – Is petitioner present and wishing to add anything?


Harlan Baumgartner – Any questions of petitioner by the Committee? No response.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner - The Town Board of West Point is on file approving of the rezoning request.

John Healy – Asks about the jog on the map.

John Bluemke – Due to tax parcels.

Attorney Kammer – Will be one parcel when done. Have the new deed here.

Harlan Baumgartner – The Public Hearing is closed.

Motion by John Healy, seconded by Harlan Horton to recommend approval subject to:
This rezoning effective upon the recording of a deed that ensures the property will continue to be described as one parcel about 20 acres in size.

A petition by Cingular Wireless, Agent for Jamie and Tracey Cimaroli, Portage, Wisconsin for a Conditional Use Permit under Section 16-6-7(a)(2)(b) to install a wireless telecommunications tower with equipment building on property at W11973 Highway 127, described as Lot 1 of Certified Survey Map Number 4376, Section 18, Town 13N, Range 8E, Town of Lewiston.
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Harlan Baumgartner – This item laid over until February, 2006.

Motion by Harlan Horton, seconded by John Healy to adjourn. Meeting adjourned at 4:55 PM.

Respectfully Submitted,

John Stevenson, Secretary
Planning and Zoning Committee

Recording Secretary,

Jeannine C. Baertsch
Office Manager

Cc: Planning and Zoning Committee Members
Highway Committee Members
Susan Martin, County Board Chair
Jeanne Miller, County Clerk
Kurt Dey, Highway Commissioner