Tuesday, February 7, 2006

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

9:00 AM

Meeting called to order by Chair, Harlan Baumgartner

Present from 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, Randy Thompson and Jeannine Baertsch

Also present – Jon Steinhaus

Harlan Baumgartner – Any changes to the agenda?

John Bluemke – No.

Approval of Agenda – Motion by John Stevenson, seconded by John Healy to approve the Agenda. Motion carried unanimously.

Approval of Minutes – Motion by John Healy, seconded by Harlan Horton to approve the Minutes of January 3, 2006. Motion carried unanimously.

Motion by John Stevenson, seconded by Harlan Horton to approve the minutes of January 18, 2006 with the Planning and Zoning Committee and the Highway Committee. Motion carried unanimously.

Public Hearing Item – Laid Over from January 3, 2006
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.

John Bluemke – Gives staff report.

Harlan Baumgartner – Petitioner is not present.

Harlan Baumgartner – Is Town Board present and wishing to add anything?
John Steinhaus – People in the area have no objection. The Town Board has approved the Conditional Use Permit.

Harlan Baumgartner – The Public Hearing is closed.

Motion by John Healy, seconded by John Stevenson to approve the Conditional Use Permit subject to –

1) Prior to or at the time of application for a zoning permit for construction of the tower, the applicant shall submit all applicable information necessary to meet the standards and requirements of Title 16, Chapter 6 of the Columbia County Code of Ordinance, Wireless Communications.

2) A revised site plan must be submitted illustrating the required 500-foot separation between the tower and the adjacent residence.

3) The landscaping plan shall be revised to include five-foot high arborvitae along the northwest fence line of the tower.

   a. Landscaping shall be completed within twelve (12) months of the issuance of a zoning permit for construction of the tower or on a schedule approved by the Zoning Administrator. The applicant shall be responsible for the care and maintenance of the landscaping, and all plant material that has died shall be replaced with equivalent vegetation within twelve (12) months.

Motion carried unanimously.

Out of County Travel – On February 23, 2006 John Bluemke, Mike Stapleton, Randy Thompson, Tom Robson and Dick Biech will be attending a meeting in Montello for POWT'S Training. Thursday, February 9, 2006 Mike Stapleton will be attending a meeting in Mineral Point. Motion by John Stevenson, seconded by Harlan Horton to approve the Out of County Travel. Motion carried unanimously.

Approval of Vouchers – Motion by John Healy, seconded by Phil Baebler to approve the vouchers. Motion carried.

Comprehensive Planning – Randy Thompson hands out information to the committee. Explains that some town committee’s are not getting the information back. Lodi is in a transition period, trying to get back on track. Randolph is pretty good. West Point, the people attending an open house explained they wanted more involvement.

Randy explains the Economic Goals and Objectives are completed at the County level. Intergovernmental Corporation – Need worksheets back from the towns. Half have been received. The next meeting with the Planning Advisory Committee will be complete. Will hand out land use maps for Town Steering Committee to complete showing
progression by the towns. Randy says he is pleased with the Town Steering Committee’s working with the county.

Harlan Baumgartner – Does the committee have any questions of Randy?

John Healy – Are the towns coming in on the same range?

Randy Thompson – For the most part the same. Some towns add more to it.

Randy Thompson – Explains that once the Land Use Maps are completed he will be bringing in speakers for or against.

Enforcement – Mike Stapleton hands out Enforcement Status Report to the committee and comments on each violation. Status indicates recent actions since the last report.

Harlan Baumgartner – Any questions of Mike? No response.

Recommend 2nd Alternate for board of Adjustment – Harlan Baumgartner explains that Bernie Spink is interested in the position.

John Bluemke – Bernie is a good candidate for the alternate on the Board of Adjustment.

Mike Stapleton – Explains when there is a tie vote and why alternates are needed.

Motion by John Healy, seconded by Phil Baebler to recommend Bernie Spink as the second alternate to the Board of Adjustment. Motion carried unanimously.

John Bluemke – There will be a training session for the Board of Adjustment members coming up.

Motion by John Stevenson, seconded by John Healy to encourage Board of Adjustment members to attend. Motion carried unanimously.

Update on State Legislation – John Bluemke comments and hands out information to the Committee on Assembly Bill 713.

Mike Stapleton – Meetings of WCCA – Takes position on Assembly Bills. Explains some Counties have a problem with people who work for the County to comment on any Assembly Bill.

Harlan Baumgartner – Are there any concerns with Mike participating?
Committee – No.

Jon Steinhaus – Believes Columbia County would have no problem with the Towns if this Assembly Bill passed.

Harlan Baumgartner – Believe we have a good communication with the Towns.

John Bluemke – Comfortable with the communication we have with the Towns.

2006 Zoning Issues –

Harlan Baumgartner – Believe we will have a strong feedback from Towns. Asks if there are more issues the office could be doing?

John Bluemke – Flood Plain Issue – Have 1 year to update the Ordinance and must consider sign regulations within a year. No Built District. Exclusive Ag Overlay District – the highest ranked by towns.

Harlan Baumgartner – Don’t believe the Exclusive Ag Overlay District will be a problem.

Jon Steinhaus – I don’t understand this Exclusive Ag Overlay District.

John Bluemke – Explains.

Harlan Baumgartner – Will overlay a piece of ground.

Randy Thompson – Believes it makes sense, but there may be other issues.

Harlan Baumgartner – Comments on two different properties, same acreage, 1 tillable and 1 all swamp.

Randy Thompson – Comments.

John Bluemke – Want to use the Overlay as an alternative to Deed Restrictions.

John Steinhaus – Does an illustration on the board. Concerned with preserving Ag land.

Harlan Baumgartner – for keeping track of I like the Overlay District instead of deed restrictions.
Randy Thompson – Gives examples of what could happen.

Jon Steinhaus – Comments on what we have right now.

Randy Thompson – We may get by 10 years. As soon as someone builds on the no build district it’s done.

Mike Stapleton – The Town Board has the authority to rezone.

John Bluemke – We will talk to the citizens committees and the towns about the language for the Overly District.

Motion by Harlan Horton, seconded by John Healy to adjourn. Meeting adjourned at 11:50 AM.

Respectfully Submitted,

John Stevenson, Secretary
Planning and Zoning Committee

Recording Secretary,

Jeannine C. Baertsch
Office Manager

cc: Committee Members
    Susan Martin, County Board Chair
    Jeanne Miller, County Clerk