Planning & Zoning Committee Minutes  
February 13, 2008  
Special Meeting 10:00 A.M.

Present: Doug Richmond, Phil Baebler, Fred Tietgen, Tim O'Neil, John Healy  
Staff: John Bluemke, Randy Thompson, Brian Zirbes, Mike Stapleton  
Also Present: Jon Steinhaus, John Miller  
Debra Wopat, Harlan Baumgartner (both arrived at 11:00)  

Meeting called to order at 10:05 by Chair Richmond.

Discussion regarding the role of a consultant. Fred Tietgen and John Bluemke are working on an RFP.

John Miller asked about the subdivision ordinance; it also needs revision and perhaps should be included. Supports complete package rather than piecemeal.

Doug Richmond favors putting all current proposals on hold pending input from a consultant except for the sign proposals, which should be moved forward at this time.

Fred Tietgen said that the internal staff review, identification of issues and determination of direction by committee needs to continue.

Jon Steinhaus said the current proposals still had missing pieces; he would like to see livestock siting addressed as well as other conditional uses; he wanted us to be sure we have a complete package. John Bluemke commented on the state permit program that limits local ability to deny an application for large livestock operations.

Randy Thompson asked how we will determine what the “complete package” is. Mike Stapleton said that piecemeal amendments make it important to review the whole ordinance for possible internal contradictions and lack of administrative clarity. Phil Baebler said that the County Board might be able to better understand amendments in smaller packages rather than a complete ordinance; the Comprehensive Plan was cited as an example of something difficult to comprehend in its entirety.

John Bluemke commented on the need for DATCP review and certification of amendments to the Ag District.

Discussion regarding AG District provisions. Jon Steinhaus wanted livestock siting provisions to be included in the ordinance; his town wants to see this addressed. Doug Richmond said that there are some other towns that want this included also.

Mobile home provisions were discussed; there was discussion regarding establishing an income requirement; 51% of household income was suggested. There is a need for specifics so Towns have a basis for reviewing them; there are no readily available income standards other than the 51% figure from state law. Some felt that 51% was too high; John Miller stated that it shouldn’t include the off-farm income of a spouse.
There was much discussion regarding building construction on vacant land not having a residence. When built as ag structures, the use will often change later. Referral to Towns for application of siting standards was favored by some.

Everyone agreed that the format change proposed for all districts was good (A. Purpose Statement; B. Permitted Uses; C. Conditional Uses; D. Development Standards).

There were objections to the proposed 35-acre lot area requirement for development in AG zoned areas. Debra Wopat believed a farmer should be able to buy a non-contiguous 15-20 acre farm field from a neighbor. Harlan Baumgartner said the no-build requirement was OK, but that we couldn’t stop the sale of smaller parcels; he didn’t believe that a 35-acre minimum lot area was approvable. Several indicated their impression that the plan had intended to apply the 35-acre standard for building sites, but not for agricultural lands. Fred Teitgen stated we needed to differentiate minimum lot size for development versus minimum lot size for sale. Fragmentation problems due to sale of small parcels in the past was brought up.

John Bluemke reviewed recent changes in the proposed sign regulations:
- Incidental signs added
- Page 6, line 227—height
- Line 238—multi-faced signs—each side counted as one sign
- P8—sign area

Sign regulations will be scheduled for action at the March PZC meeting. There was some additional discussion regarding roof signs, which might need more work & clarification

Meeting adjourned 12:25 P.M.

Respectfully submitted,

Fred Teitgen, Secretary
Planning & Zoning Committee

Recorded by
Michael Stapleton
Zoning Administrator

Cc: Planning & Zoning Committee
Harlan Baumgartner, County Board Chair
Debra Wopat, County Board Vice Chair
Susan Moll, County Clerk