PLANNING & ZONING COMMITTEE MINUTES
APRIL 6, 2010

PRESENT:
Douglas Richmond, Harlan Baumgartner, Phil Baebler,
John Healy, Fred Teitgen

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

ALSO PRESENT:
Deb Wopat, Chair-Columbia County Board of Supervisors

BUSINESS MEETING

1:00 PM

1. Vice Chair Baumgartner called the meeting to order at 1:00 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 April 6, 2010 Planning & Zoning
   Committee Regular Meeting & Public Hearing with amendment to add
   “Enforcement” topic after “Planning Update”.
   Seconded by Mr. Healy.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. Healy to approve Minutes of March 2, 2010 Planning & Zoning
   Committee Regular Meeting & Public Hearing and March 17, 2010 Planning &
   Zoning Special Meeting.
   Seconded by Mr. Baebler.
   Motion carried unanimously.

6. Preliminary Plat – Spring Ridge – Town of Lodi

   Mr. Bluemke reads staff report.

   Chair Doug Richmond arrives.
Mr. Teitgen inquires why the City wants such large lots. It’s very poor land planning.

Mr. Bluemke explains this is the decision that was made per their ordinance.

Vice Chair Baumgartner asks if the balance of the land will remain Agricultural zoning which would allow agricultural related uses.

Mr. Bluemke confirms that it will remain Agricultural zoning.

Donny Anderson (Property Owner) and Tom Pinion (Developer) are present. Mr. Pinion explains the 4-5 year process they have endured. They originally proposed a Conservation Subdivision with much smaller lots. All of the lots will have individual wells and sewage systems.

Motion by Vice Chair Baumgartner to approve Preliminary Plat of Spring Ridge subject to the following conditions.
Seconded by Mr. Baebler.
Motion carried unanimously. Mr. Teitgen and Chair Richmond noted their “yes” votes were with reluctance.

1. The Planning and Zoning Department and County Emergency Government approve the name of the road before the Final Plat is submitted.
2. Written verification from the Town that provisions are in place for the donation of money for park purposes per Sec. 16-2-3 (c), or that the Town chooses not to require any dedication of lands or donation of funds under this section.
3. Developer obtains approval from the Town for all applicable Town ordinances and plans.
4. Minutes of Town Board approval of the Final Plat are included with the submittal of the Final Plat to the County.

7. Decision on Krueger Rezone – Town of Springvale

Mr. Bluemke explains that the rezoning decision was delayed in anticipation that the State law would change, but it did not.

Mr. Teitgen favors Single Family of two acres versus Planned Residential Development Overlay District.

Mr. Hcaly agrees.

Mr. Bluemke explains the Single Family District location would be accomplished with a metes and bounds description, avoiding the cost of a CSM.

Vice Chair Baumgartner asks if they approve Single Family District now, could they come back to Agricultural II or newly created District.
Mr. Bluemke explained that we will have to do this for many properties.

Motion by Vice Chair Baumgartner to approve rezoning one acre of parcel number 111.C from Agricultural to Single Family Residence.
Seconded by Mr. Healy.
Motion carried unanimously.

8. Waiver of Access: Tom Bailey – Town of Lewiston

Mr. Bluemke reviews staff report.

Mr. Teitgen asks if petitioner plans to build a home.

Tom Bailey responds that he is not planning to build a home.

Motion by Vice Chair Baumgartner to approve Waiver of Access subject to the following conditions.
Seconded by Mr. Baebler.
Motion carried unanimously.

1. The creation of the proposed lot by Certified Survey with access provided as illustrated and described on the proposed CSM, subject to a note being placed on the CSM that “The Planning and Zoning Committee approved a variance for the creation of a lot with no frontage on a public road on 4/6/2010. The access easement as shown on this CSM is not an approved residential access.”

2. The waiver shall not become effective until the deed restriction requested by the Town is approved by the Town and recorded with the Register of Deeds.

9. Cemetery Plat – Town of Lewiston

Mr. Bluemke explains the request for an addition of .224 acres to the Greenwood Cemetery Plat. The zoning ordinance states that the cemetery is a legal nonconforming use in the Agricultural District. The enlargement may be significant enough to require that the Greenwood Cemetery Association obtain a Conditional Use Permit that would thereby eliminate the nonconforming use status.

Chair Richmond suggests waiving fee for the Conditional Use Permit because it is a Cemetery Association, not a private cemetery, but that they should get a Conditional Use Permit.

Motion by Mr. Teitgen to approve the addition to Greenwood Cemetery with the approval of a Conditional Use Permit and fee being waived.
Seconded by Mr. Healy.
Motion carried unanimously.
10. Department Report

   a. Planning Update – SB601/AB834 Changes to Comp Planning Law

      Mr. Bluemke explains some of the revisions.

   b. Financial

      • Out of County travel

      No travel plans at this time per Mr. Bluemke.

      • Expenditure Report

      Motion by Mr. Healy to approve Expenditure Report.
      Seconded by Mr. Baebler.
      Motion carried unanimously.

   c. Ordinance Update

      • Town Advisory Committee Update
        Procedures and policies were reviewed at last meeting.

      Deb Wopat, Chair-Columbia County Board of Supervisors notes there were two hours of discussion and nothing was resolved.

      Another meeting is scheduled for April 14th to discuss the “formal applications for rezoning”.

      • ACT 23 Farmland Preservation SB576/AB870-SB623/AB743

      Mr. Bluemke explains the overall intentions of these bills.

      • Shoreland Grant Resolution

      Mr. Bluemke explains that the Wisconsin Department of Natural Resources is offering a “Lake Management Planning Grant Program”. The Grant would provide $5,000 of financial aid which could be applied towards revising the shoreland and wetland ordinance.

      Motion by Mr. Teitgen to approve Shoreland Grant Resolution.
      Seconded by Mr. Baebler.
      Motion carried unanimously.
4:00 PM
11. Public Hearing

Item I- Zoning Change – Bruce Hopp, Petitioner and Owner – Commercial to Single Family Residence – Town of Dekorra

Chair Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Richmond asks if anyone has any questions.

Petitioner was present and did not have anything to add.

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

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

Town Board not present, but Minutes on file.

Chair Richmond closes Public Hearing.

Motion by Vice Chair Baumgartner to approve rezoning from Commercial to Single Family Residence.
Seconded by Mr. Healy.
Motion carried unanimously.

Item II- Zoning Change – Denis Homan, Petitioner and Owner – Single Family Residence to Agriculture – Town of Courtland

Chair Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Richmond asks if anyone has any questions.

Petitioner present and did not have anything to add.

Mr. Teitgen asks if road access will be from Schilling Road or Patrick Drive and whether access approvals have been granted.

Petitioner responds the access will be from Patrick Drive and approvals have been granted.

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

Chair Richmond asks if anyone is against the petition. (no comments)
Chair Richmond closes Public Hearing.

Motion by Vice Chair Baumgartner to approve the repeal of Ordinance No. 210-95 (1) passed on July 19, 1995, effective upon the recording of a new Certified Survey Map that combines parcels 239 and 239.01 and subject to Town Board approval.
Seconded by Mr. Teitgen.
Motion carried unanimously.

12. Adjourn

Motion by Mr. Teitgen to adjourn meeting.
Seconded by Mr. Baebler.
Motion carried unanimously.

Meeting adjourned at 4:15 PM.

Respectfully submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee

SUSAN RUNNION
Recording Secretary
Susan Runnion, Office Administrator

cc: Committee Members
Debra Wopat, County Board Chair
Robert Westby, County Board Vice Chair