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

STAFF: John Bluemke, Director, Michael Stapleton, Zoning Administrator, Susan Runnion, Office Administrator, Randy Thompson, Planning Administrator, Brian Zirbes, Principal Planner

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

BUSINESS MEETING

12:00 PM

1. Vice Chair Baumgartner called the meeting to order at 12:00 PM

2. Certification of Open Meeting Law

3. Roll Call was taken and a quorum declared present. Chair Doug Richmond absent and expected to arrive at 12:30.

4. Approval of Agenda

   Motion by Mr. Healy to approve Agenda of April 7, 2009 Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Mr. Baepler.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. Teitgen to approve Minutes of March 3, 2009 Planning & Zoning Committee Regular Meeting & Public Hearing.
   Seconded by Mr. Baepler.
   Motion carried unanimously.

6. Department Report

   Discussion takes place regarding two letters related to land use issues which were received and distributed to the Planning & Zoning Committee.
Mr. Teitgen comments that these are issues which will be considered when creating new ordinances. Preserving rural character is the essence of what we are all dealing with.

Don Nelson has concerns with about allowing burial grounds in backyard.

Columbia County Chair Wopat asks if we can write zoning ordinance to regulate occurrence.

Mr. Bluemke will look at the possibility.


Mr. Teitgen has concerns that text amendments will be initiated inappropriately and that process is clearly written for map amendments and the document should be restricted to only that. The Plan has procedures for text amendments, which generally involve policy.

Vice Chair Baumgartner asks about how the towns fit into the process and how often the maps would be changed. He feels that the towns may not have understood how complicated the process would be.

Committee will have to decide how much the Plan Amendment fee would be.

Vice Chair Baumgartner would like timeline for “John Doe example” presented for next month. Also inquires about State Statute requirement and obligation to inform someone of revision at state level? Is it necessary to inform all adjacent entities and/or properties?

b. Enforcement - Mr. Stapleton reviews Enforcement Report

c. Financial
   - Out of County travel – Randy Thompson and Brian Zirbes will be attending APA Conference the end of April. Committee approval for conference has already taken place.

   - Expenditure Report

   Motion by Mr. Teitgen to approve Expenditure Report.
   Seconded by Mr. Baumgartner.
   Motion carried unanimously.

Chair Richmond arrives at 12:35 PM.
d. Ordinance Update

- Town Advisory Committee Update –

Mr. Bluemke states the majority of Planning & Zoning Committee members attended the last meeting. Mark Roffers is currently reviewing the list of questions.

- Chapter 91

Mr. Bluemke explains major changes which include easement purchase, enterprise areas, definitions of farm and agricultural uses, increased density. Overall, it could make it easier for people to build in agricultural areas. If the statute remains the same, it would be a standalone land use statute. Conversion fee is three times the acre assessed value of crop land in your town. To sell a farm house to a non farmer, property owner would be required to have a Conditional Use Permit. If the County declines to participate in farmland preservation, funding for Land and Water Conversation may be reduced. Mr. Bluemke encourages letters to local legislators, senators, etc.

Columbia County Chair Wopat suggests sheet of bullet points. She could pass along this information to Keith Ripp. Supervisors could use it for their letters.

Mr. Bluemke to provide the list.

- POWTS Maintenance

Mr. Bluemke presented proposal to the Finance Committee and they approved. He will need to speak with Joe Ruf for further details. Other Departments have concerns about implementation procedures.

- Sign Amendments

Mr. Bluemke hasn’t received additional input since March County Board meeting. Electronic sign amendment will be placed on April County Board agenda.

7. Evaluation of Director (Closed Session)

Motion by Mr. Teigen for closed session at 1:30 PM. Seconded by Mr. Baebler. Motion carried unanimously.

Motion by Mr. Teitgen to return to open session at 2:20 PM. Seconded by Mr. Healy.
Motion carried unanimously.
2:00 PM

8. View Sites

4:00 PM

9. Public Hearing

**Item I** - Zoning Change – Agricultural to Agricultural II, Merton & John Barnish, Petitioners and Owners – Town of Wyocena

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.

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. Town recommended approving rezoning.

Chair Richmond closes Public Hearing.

**Motion by Mr. Teitgen to approve rezoning from Agricultural to Agricultural II effective upon the recording of the Certified Survey Map. Seconded by Mr. Baebler. Motion carried unanimously.**

**Item II** - Conditional Use Permit – Verizon Wireless, Petitioner, Gary & Julie Crawford, Owner – Town of Fort Winnebago, Wireless Communication Tower

Chair Richmond opens Public Hearing.

Mr. Stapleton presents the staff report.

Chair Richmond asks if anyone has any questions.

Petitioner, Mordecai Fayas, is present and adds that the completed construction schedule has been moved to June, 2010.

Chair Richmond asks how far the tower will be from the road.
Petitioner answers that it will be 300-350' from the road.

Chair Richmond asks if the tower is a collapsing design.

Petitioner confirms that it will be.

Mr. Teitgen asks if night lighting will be provided.
Petitioner will not be providing any form of lighting.

Discussion takes place regarding minimum number of carriers per monopole. Carriers beyond three require a lattice type tower. Difficult decision of fewer towers or unsightly lattice towers with added capacity.

Mr. Fayas adds that the Federal Government is requiring E911 service which will trigger new towers. Also, FAA doesn’t track private air strips. Mr. Crawford’s brother-in-law has airstrip three miles north of proposed tower site.

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. Town recommended approving rezoning.

Chair Richmond closes Public Hearing.

Motion by Vice Chair Baumgartner to approve Conditional Use Permit for wireless communication tower with Condition #5 being revised to read “landscaping shall be installed by December 31, 2010”, subject to the following findings, conclusions and conditions.
Seconded by Mr. Healy.
Motion carried unanimously.

Findings:
1. Gary and Julie Crawford are the owners of the subject property.
2. Applicant Verizon Wireless, under a lease with the property owners, proposes to build a 190-foot monopole wireless communications tower capable of supporting the antennas of three service providers.
3. Sec. 16-1-5 (b)(2)(c) of the Columbia County Zoning Ordinance requires a Conditional Use Permit for construction of a new wireless communications tower.
4. Submittals by the applicant indicate that the site will be developed in accordance with the standards of Chapter 16-6.
5. The application complies with the general criteria of the Agricultural District applicable to conditional uses in that district.
6. The application complies with the general criteria of Sec. 16-1-18 (e) of the Columbia County Zoning Ordinance.

Conclusions:
1. The proposed use is consistent with the purpose and intent of Title 16, Chapter 6.
2. The proposed use is consistent with the purpose and intent of Title 16, Chapter 1.
3. The proposed use complies with the applicable standards and criteria.
4. The application qualifies for a Conditional Use Permit.

Conditions:
1. Prior to or at the time of application for a zoning permit for construction of the tower, the applicant shall submit construction plans for the tower bearing the stamp of a Registered Professional Engineer (Note: Stamped plans were submitted to staff at the public hearing, following the decision of the PZC).
2. Development of the site shall comply with all applicable national, state and local building and electrical codes.
3. Evidence of liability insurance and bonding for tower removal as specified under Sec. 16-6-5 (f) shall be submitted prior to or at the time of application for a zoning permit and shall be maintained during the life of the tower.
4. Upon cessation of its use, the tower shall be removed in accordance with the provisions of Sec. 16-6-5 (f).
5. Landscaping shall be installed and maintained as described and illustrated in Landscape Plan L-1 of the submittals, in accordance with the provisions of Sec. 16-6-8 (d). Landscaping shall be installed by December 31, 2010.

Item III- Zoning Change – Agricultural to Single Family Residence, Fred Reimer (Woodland Creek LLC), Petitioner and Owner – Town of Dekorra

Chair Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Richmond asks if anyone has any questions.

Petitioner represented by Attorney John Miller and Scott Hewitt, Grothman and Associates 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 represented by Mr. Teitgen. He states that Town was in favor of the conservation easement, the cluster development and approved the rezoning

Chair Richmond closes Public Hearing.
Motion by Mr. Teitgen to approve rezoning from Agricultural to Agricultural II effective upon the recording of the Certified Survey Map.
   Seconded by Mr. Baehler.
   Motion carried unanimously.

10. Adjourn

Motion by Vice Chair Baumgartner to adjourn meeting.
   Seconded by Mr. Teitgen.
   Motion carried unanimously.

Meeting adjourned at 4:35 PM.

Respectfully submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee

Recording Secretary
Susan Runnion
Office Administrator

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