Tuesday, May 2, 2006

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

12:00 Noon

Meeting called to order by Chair, Douglas Richmond

Present from the Planning and Zoning Committee – Philip Baebler, Fred Teitgen, Douglas Richmond, John Healy and Timothy O’Neil

Present from the Planning and Zoning Office – John Bluemke, Mike Stapleton, Randy Thompson, Brian Zirbes and Jeannine Baertsch

Also present – Pat Beghin on E911 and Jim Grothman of Grothman & Associates

Doug Richmond – Any changes to the agenda?

John Bluemke – No

Approval of Agenda – Motion by John Healy, seconded by Tim O’Neil to approve the agenda.  Motion carried unanimously.

Approval of Minutes – Motion by Fred Teitgen, seconded by Phil Baebler to approve the April 4th minutes with corrections.  Motion carried unanimously.

E911 Pat Beghin – The calls coming in on wireless are currently going through the Sheriff’s Office.  We are working with Verizon on the wireless calls coming in.  We will be working with Planning and Zoning on all new buildings.  We need to get in touch with Randolph and Scott on their new construction, as they are unzoned townships.  There are grants available but they run out in 3 years.

Fred Teitgen – What will this cost a year?

Pat Beghin - $24,000.00 a year from Verizon.  When the grant runs out we will have to maintain the database on our own.

John Bluemke – One of the functions of the office is to issue fire numbers.

Pat Beghin – We will be talking to Towns, Villages and Cities to inform them.  Most new cell phones have GPS so we should be able to locate where the calls are from when they come in

Doug Richmond – What are surrounding counties doing?
Pat Beghin – Out of 72 counties only 2 got out. Did not go along with this way of doing the E911.

Tim O’Neil – Is contract with Verizon a done deal?

Pat Beghin – Yes.

John Healy – How is the power?

Pat Beghin – With the old phone some areas are spotty. We should be able to locate within 200 ft x 100 ft with newer phones.

Doug Richmond – Anyone have any questions?

Pat Beghin – thought we should update you on the new system.

Preliminary Plat of Samsyl Estates, Town of Randolph – John Bluemke gives staff report.

John Healy – How far on Highway 73?

Jim Grothman – About ½ mile.


Jim Grothman – Not trying to build in the wetlands. Wetlands are marked.

Tim O’Neil – How much farmland is being taken out?

John Bluemke – About 60 acres.

Fred Teitgen – How far from town is this?

Jim Grothman – One mile.

Doug Richmond – Anyone else have any questions? No response.

Motion by John Healy, seconded by Phil Baebler to approve the Preliminary Plat with the following conditions: 1) The Planning and Zoning Department and County Emergency
Government approve the name of the road before the Final Plat is submitted. 2) Developer obtains approval from the Town for all applicable Town ordinances, agreements and plans. 3) Minutes of Town Board approval of the Final Plat are included with the submittal of the Final Plat to the County. Motion carried unanimously.

Out of County Travel – John Bluemke, not aware of any at this time.

Approval of Vouchers – Motion by Tim O’Neil, seconded by Fred Teitgen to approve the vouchers. Motion carried unanimously.

Comprehensive Planning – Randy hands out information to the Committee informing them of what a Comprehensive Plan is? What a CPAC Committee is. CPAC meets once a month sometimes twice. The Town Steering Committee takes the information from the County and presents it to the Towns. Quarterly we try to inform you where we are at. Randy encourages the Committee to stop in the office and see what we are doing with the Plan. Randy goes over the results of the April 26, 2006 Open House.

Brian Zirbes – Distributed 15,000 flyers throughout the County.

Randy Thompson – We spent money trying to get people to come to the meeting. Committee members can sit down with us and go over the work we have already done.

John Bluemke – Presentation to County Board at their May 17th meeting on the last three elements.

John Bluemke – Documents for each 15 towns. We are about to get into land use. Developing and maintaining relationship with towns.

Fred Teitgen – Is draft online?

Randy Thompson – Yes, four elements are.

Was the participation for the Open House more or less than the last one?

Randy Thompson – Less.

Doug Richmond – The last three elements were not as controversial as the land use one will be.

Enforcement – Mike Stapleton explains the Enforcement Status Report and hands out the report to the Committee.
Fred Teitgen – Asks definition of inoperable junk vehicles.

Mike Stapleton – Under definition in the Zoning Ordinance.

John Bluemke – There is action today on Tim Larson. They are going through rezoning.

Ordinance Amendment Update – John Bluemke hands out information on Zoning Issues and goes over same with the Committee. 1) Agricultural Overlay District 2) Zoning Permits and 3) Certificate of Occupancy and Use. If okay this will be sent out to the Towns.

Fred Teitgen – When this is sent out, could you send document of the meaning of what this is?

John Bluemke – Cover letter would go out with this if approved. This would be for the June 6th Meeting.

Motion by Fred Teitgen, seconded by John Healy to send out all three. Motion carried unanimously.

Meeting recessed at 1:40 PM

Meeting reconvened at 4:05 PM

Meeting called to order by Chair, Doug Richmond

Present from the Planning and Zoning Committee – Phil Baebler, Fred Teitgen, Doug Richmond, John Healy and Tim O’Neil.

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

A petition by Tim M. and Angelina T. Larson, Pardeeville, Wisconsin to rezone from Agricultural to Commercial, property at N7812 Highway 44, described as a part of Lot 1, Certified Survey Map Number 2209, Section 36, Town 13N, Range 10E, Town of Marcellon. Intent: Auto repair. A map of the land to be rezoned is on file in the Planning and Zoning Department.

Tim Larson – Yes, didn’t realize you had to have 12 feet on back. Across road is Neesam Trucking. Trying to stay under 10 cars. Points out that 2 neighbors have a problem with
the business. 126 feet from Highway 44. Brought neighbors to speak on my behalf. Town didn’t know I had to rezone before a Conditional Use Permit. Trying to comply with all regulations. My Attorney could not be here, but I wanted to come and see what I have to do.

Gerald McElroy – Town not in favor of Commercial Zoning. Now he can get acreage from in-laws.

Lauren Saint John, N7948 Hwy 44, Pardeeville, Wisconsin – Speaks in favor of the rezoning. Rhode has a business.

Dennis Benson, W7111 Deetz Dr – Owns lot in corner, told Tim the lot is his.

Pastor, W6144 Haynes Road - Speaks in favor. Have taken my vehicles to him for the last 2 years. Honest man. On the corner of Highway 33 and 44 is Neesman Trucking. Tim has tried to work with his neighbors.

Doug Richmond - Is anyone in favor of the rezoning request?

Severyn Dykstra – Speaks in favor. Tim Larson has done all the work on my cars. Has a legitimate business.

Allen Peas – Speaks in favor. My family deals with him with our cars.

Charlie Bremer – Speaks in favor. Tim is trying to make a living.

James Nelson – Speaks in favor. Has been my mechanic and fixes my farm equipment. Truck business, Rhode Business and Old Hill Gas Station all in this area.

Elaine Benson – Speaks in favor. Tim’s mother-in-law speaks in favor. Tim worked out of corncrib in the beginning.

Judy Manthey – Speaks in favor. They are great neighbors.

Doug Richmond – Anyone else wishing to speak in favor? No response.

Doug Richmond – Is anyone in opposition to the rezoning request?

Bernadine Peterson – Speaks against. Concerned with disposal of waste. Things that come with the auto repair business. Issue of burning. Not complaints – concerned with environmental issue and appearance of property. I feel I have had fingers pointed at me
because of my complaining. No one has ever talked to me, members of the board or the Planning and Zoning Office.

Doug Richmond – Anyone else wishing to speak in opposition? No response.

Doug Richmond – Any questions of the Committee?

John Healy – How do you dispose of waste?

Tim Larson – I have someone pick up the waste. Tires go to the recycling center. I have been here since 1998, can eat off the floor. I have someone pick up rags so they are washed off site. Engines go to Hoovers Recycling. Batteries go back to Napa or Weavers.

Fred Teitgen – You can buy additional land?

Tim Larson – Yes, from in-laws. I have contacted Grothman’s Jim is coming out to measure the land. I would rezone back to Agricultural if I sell.

Doug Richmond – Is the Town Board present?

Gerald McElroy – I thought majority rules. Only have one person complaining.

Doug Richmond – You still want this back before the Town Board?

Gerald McElroy – Yes.

Doug Richmond - The Public Hearing is closed.

Committee – Discussion.

John Bluemke – Our recommendation is to disapprove.

Mike Stapleton – If sent back to the Town, is it the same thing or something different.

Tim O’Neil – No one could make a living farming as is. Less of an issue in rezoning if we could send back to the Town to bring up to appropriate size.

Phil Baebler – Send back to Town Board.

John Bluemke – Have issues of lot lines and districts.
Doug Richmond – Is there a way to do a CSM to make it right?

John Bluemke – May have to have a new petition.

Tim Larson – Can I ask a question?

Doug Richmond – Yes.

Tim Larson - The reason I did it this way is because I need it Commercial. I’m not asking to have it Commercial forever. It can be turned back if I die or sell.

Motion by Fred Teitgen to disapprove of the rezoning request as presented, seconded by Tim O’Neil for the following reasons:
   1) The proposed Commercial District does not meet the Ordinance standard that Commercial lot be a minimum of 100’ in width.
   2) As proposed the district would not provide the setbacks that are required for Structures in a Commercial District.
   3) A residential use and commercial use on the same .91-acre lot are incompatible.

Motion carried unanimously.

A petition by Lawrence Starker, Columbus, Wisconsin to rezone from Agricultural to Rural Residential, property on Bristol Road, located in the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼, Section 28, Town 10N, Range 12E, Town of Columbus. Intent: To build one single family home.

John Bluemke – Gives staff report.

Doug Richmond – Any questions of staff?

John Healy – Asks location of driveway.

John Bluemke – Point outs on map.

Fred Teitgen – Asks about the 35-acre rule.

Doug Richmond – Is petitioner present and wishing to add anything?

Lawrence Starker – No.
Doug Richmond – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Doug Richmond – Is the Town Board present?

Eugene Damm – Our biggest concern is the driveway. Town approved with deed restriction.

Doug Richmond – The Public Hearing is closed.

Motion by Tim O’Neil, seconded by John Healy to approve the rezoning request with the following condition:
   1) This rezoning effective upon the recording of the Certified Survey Map and submittal of a copy of the recorded Deed Restriction to the Planning and Zoning Department.

Motion carried unanimously.

Motion by Fred Teitgen, seconded by John Healy to adjourn. Meeting adjourned at 5:30 PM.

Respectfully Submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee

Recording Secretary,

Jeannine C. Baertsch
Office Manager

Cc: Committee Members
Harlan Baumgartner, County Board Chair
Jeanne Miller, County Clerk