Tuesday, May 3, 2005

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, Harlan Baumgartner

Present – Harlan Baumgartner, John Stevenson, John Healy Harlan Horton and Phil Baebler

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

Harlan Baumgartner – Any changes to the agenda?

John Bluemke – No.

Approval of Agenda – Motion by John Healy, seconded by Phil Baebler to approve the agenda as is. Motion carried unanimously.

Approval of Minutes – Motion by Harlan Horton, seconded by John Healy to approve the minutes of April 5th, 2005. Motion carried unanimously.

Property in Floodway, Town of Caledonia – John Bluemke explains we will be redoing the Flood Plain Ordinance this year. The County has acquired property in the past and resold it - we are compounding the problem. I have talked to the Chair and she suggested I bring this up at a committee meeting. When we get property back, should we keep it rather than resell it and compound the existing problem? Discussion follows.

Harlan Baumgartner – Asks about enforcement issues. Discussion on same.

Draft – Rezonings and Conditional Use Process – John Bluemke comments. John asks the committee if they would like the policy sent out or give the towns more time to respond.

Motion by John Stevenson, seconded by Phil Baebler to get the policy out to the towns. Motion carried unanimously.

John Bluemke - Will put a letter together to send out with the policy.

Waiver of Access for Hellenbrand, Town of Lowville – John Bluemke gives staff report and explains to the committee.

Motion by Harlan Horton, seconded by John Stevenson. Table until the end of the Public Hearing so the committee can look at the property this afternoon. Motion carried unanimously.

Approval of Vouchers – John explains refunds of $800.00 and $400.00. Motion by John Healy, seconded by Harlan Horton to approve the vouchers. Motion carried unanimously.

Out of County Travel – John Bluemke explains Randy and Brian will be attending a Planning Conference in Sheyboygan on May 17, 18 and 19. Motion by Harlan Horton, seconded by Phil Baebler to approve the Out of County Travel for Randy and Brian. Motion carried unanimously.

Comprehensive Planning – John Bluemke gives update. Agricultural issues coming up. Hearing comments on time it takes do this element. Relates to 35-acre rule, how can we preserve ag land? What will happen to ag land while we are doing the plan? People concerned with 35 acres still being developed.

John Bluemke – Mentions Jim Martin’s farm in Lewiston – a 300-acre site. The new owners would like to expand.

Harlan Baumgartner – Set up a time and have someone meet the committee and show them around.

John Bluemke – Mentions having the flood plain ordinance come before the committee.

Meeting recessed at 1:00 P.M.

Meeting reconvened at 4:00 P.M.

Present – Harlan Baumgartner, John Stevenson, John Healy, Harlan Horton and Phil Baebler

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

Meeting called to order by Chair, Harlan Baumgartner

Notice of Public Hearings read by John Stevenson, Secretary
1) A petition by Ronald Senft, Cambria, Wisconsin to rezone from Agricultural to Rural Residential, property at N6215 County B, located in part of the NW ¼ of the SW ¼, Section 13, Town 12N, Range 11E, Town of Springvale. Intent: To build one single family residence.

John Bluemke – Gives staff report

Harlan Baumgartner – Any questions of staff by committee? No.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Ronald Senft – The road is level – should not be a problem.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response.
Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – The Town Board is on file approving of the rezoning request.

Harlan Baumgartner – As petitioner you have last say, is there anything you wish to add?

Ronald Senft – No.

The Public Hearing is closed.

Motion by John Healy, seconded by Phil Baebler to recommend approval of the rezoning request subject to the recording of the Certified Survey Map. Motion carried unanimously.

2) A petition by Nelson Grain Farms, LLC, Poynette, Wisconsin to rezone from Agricultural to Rural Residential, property on Hall Road, located in part of the NE ¼ of the SE ¼, Section 3, Town 10N, Range 10E, Town of Leeds. Intent: To build one single family residence.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by committee? No.

Harlan Baumgartner – Is the petitioner present and wishing to add anything?
Wayne Nelson – The lot is for my son.

Harlan Baumgartner – Any questions of committee? No

Harlan Baumgartner – Anyone in favor of the rezoning request? No response.
Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – Any questions of the committee? No

Harlan Baumgartner – The Town Board is on file approving of the rezoning request.

Harlan Baumgartner – As petitioner you have last say is there anything you wish to add?

Wayne Nelson – No.

The Public Hearing is closed.

Motion by Harlan Horton, seconded by Phil Baebler to recommend approval of the rezoning request subject to 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.

3) A petition by Kent Fish, Portage, Wisconsin to rezone from Agricultural to Commercial, property at N7984 County F, described as Lot 1, Certified Survey Map Number 154, Section 34, Town 13N, Range 9E, Town of Fort Winnebago.
Intent: To rezone entire parcel into the Commercial District.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by committee? No.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Kent Fish – No.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response.
Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – The Town Board is on file approving of the rezoning request.
Harlan Baumgartner – As petitioner you have last say is there anything you wish to add?

Kent Fish – No.

The Public Hearing is closed.

Motion by John Stevenson, seconded by John Healy to recommend approval of the rezoning request. Motion carried unanimously.

4) A petition by Gary and Kathy Hellenbrand, Poynette, Wisconsin to rezone from Agricultural to Rural Residential, property at W6903 King Road, located in part of the SW ¼ of the SW ¼, Section 29, Town 11N, Range 10E, Town of Lowville. Intent: To sell existing home.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any question of staff by committee? No.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Gary Hellenbrand – Balance of land is 31 acres to be deed restricted. Our son needs a place to live and that is why we are doing the rezoning.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response.

Harlan Baumgartner - The Town Board is present. Eldon Saager – changed from 2 ½ acres to 3 ½ acres. On record approving of the rezoning request.

Harlan Baumgartner – As petitioner you have last say is there anything you wish to add?

Gary Hellenbrand – No.

The Public Hearing is closed.

Motion by John Stevenson, seconded by John Healy to recommend approval subject to the recording of the Certified Survey Map and submittal of copies of the recorded Deed Restriction and Driveway Agreement to the Planning and Zoning Department. Motion carried unanimously.
5) A petition by Jamie Cimaroli, Portage, Wisconsin to rezone from Commercial to Single Family Residence, property located at W11793 Highway 127, located in part of the NE ¼ of the NE ¼, Section 18, Town 13N, Range 8E, Town of Lewiston. Intent: To sell one single family residence.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by committee? No

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Jamie Cimaroli – No.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – The Town Board is on record approving of the rezoning request.

Harlan Baumgartner – As petitioner you have last say is there anything you wish to add?

Jamie Cimaroli – No.

The Public Hearing is closed.

Motion by Phil Baebler, seconded by John Healy to recommend approval of the rezoning request subject to the recording of the Certified Survey Map. Motion carried unanimously.

6) A petition by Jamie Cimaroli, Portage, Wisconsin for an Unlisted Use to be permitted with conditions under Section 16-1-13(11) of the Columbia County Zoning Ordinance for a mixed use development (first floor restaurant and second floor residence) on property at W11793, located in part of the NE ¼ of the NE ¼, Section 18, Town 13N, Range 8E, Town of Lewiston.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by committee? No.

Harlan Baumgartner – Is petitioner present and wishing to add anything?
Tuesday, May 3, 2005
Planning and Zoning Committee Regular Monthly Meeting and Public Hearings

Jamie Cimaroli – No.

Harlan Baumgartner – Any questions of committee or staff? No.


The Public Hearing is closed.

Motion by Phil Baebler, seconded by Harlan Horton to approve the Conditional Use request subject to:

1) This use may not be established until the lot on which the new structure is to be located is separated by a recorded CSM approved by the Planning & Zoning Department.

2) A site plan showing the structure and associated parking lot, which parking lot shall be setback twenty (20) feet from right-of-way line of STH 127 and contain 46 parking spaces be submitted to and approved by the Planning & Zoning Department prior to beginning of any construction.

3) A storm water drainage plan shall be submitted for review and approval by the Planning & Zoning Department.

4) A six (6) foot wood privacy fence shall be installed along the southeast property line beginning thirty (30) feet from the right-of-way of STH 127 and running to the rear lot line to help screen the parking lot from the adjacent residential property.

5) Any asphalt that was part of the old parking lot that is on Lot 2 of the proposed CSM shall be removed.

6) Any signs shall be subject to review and approval by the Town and Planning & Zoning Department.

7) A landscaping plan be submitted to and approved by the Planning and Zoning Department no later that September 1, 2005, and installed by September 1, 2006 or as approved by the Zoning Administrator. The landscaped area, including any mulch and edging and lawn shall be maintained, and all planting shall be maintained and replaced if diseased or dead.

8) New lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from an adjacent residential or motel property. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.

9) The mixed use development shall be served by a private onsite sanitary waste system that must include pretreatment to ensure the combined restaurant and residential waste stream meets all applicable County and State regulations.
10) The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

7) A petition by Donald and Mary Ann Severson, Columbus, Wisconsin to rezone from Agricultural to Rural Residential, property at W2526 Arnold Road, located in part of the SE ¼ of the NE ¼, Section 25, Town 10N, Range 11E, Town of Hampden. Intent: To build one single family residence.

John Bluemke – Gives staff report.

Harlan Baumgartner – Any question of staff by committee? No.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Mary Ann Severson – No.

Harlan Baumgartner – Any question of committee?

John Stevenson – Was there a home there at one time?


Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – The Town Board is on record approving of the rezoning request.

Harlan Baumgartner – As petitioner you have last say is there anything you wish to add?

Donald and Mary Ann Severson – No.

The Public Hearing is closed.

Motion by John Healy, seconded by John Stevenson to recommend approval of the rezoning request subject to 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.
8) A petition by Daniel Gallagher, Pardeeville, Wisconsin to rezone from Agricultural to Rural Residential, property owned by Steven Martinson, located at W6225 West Bush Road, described as part of Lot 2, Certified Survey Map Number 2437, Section 16, Town 12N, Range 10E, Town of Wyocena. Intent: To sell existing single family home.

John Bluemke – Informs the committee this rezoning request will be laid over until the June Public Hearing.

The committee goes back to the business section of the meeting.

Waiver of Access – Hellenbrand, Town of Lowville –

The committee viewed the site for the Waiver of Access on their site inspections today 5/3/05.

Motion by John Healy, seconded by Phil Baebler to approve the request for Waiver of Access subject to:

1) A note be placed on the face of the CSM, “the location of the easement and driveway location have been approved by the Columbia County Planning and Zoning Committee on May 3, 2005.”

2) The easement be a minimum of 33 feet wide.

3) A Joint Driveway Agreement be created, approved by the Town Board, and recorded with the Register of Deeds after approval.
Motion by John Healy, seconded by Harlan Horton to adjourn. Meeting adjourned at 5:00 P.M.

Respectfully Submitted,

John Stevenson, Secretary
Planning and Zoning Committee

Recording Secretary,

Jeannine C. Baertsch
Office Administrator

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