PLANNING & ZONING COMMITTEE MINUTES
MAY 4, 2010

PRESENT: Debra L. Healy Wopat, Mike Weyh, Fred Teitgen

ABSENT AND EXCUSED: Doug Richmond, Harlan Baumgartner

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

BUSINESS MEETING

11:30 AM

1. Chair Pro Temp Mr. Teitgen called the meeting to order at 11:30 AM

2. Certification of Open Meeting Law

3. Roll Call was taken and a quorum declared present.

4. Approval of Agenda

   Motion by Ms. Healy Wopat to approve Agenda of May 4, 2010 Planning & Zoning Committee Regular Meeting & Public Hearing with amendment moving “Priske/Pace Recommendation” topic after “Minutes”.
   Seconded by Mr. Weyh.
   Motion carried unanimously.

5. Approval of Minutes

   Motion by Ms. Healy Wopat to approve Minutes of April 6, 2010 Planning & Zoning Committee Regular Meeting & Public Hearing and April 20, 2010 Planning & Zoning Special Meeting.
   Seconded by Mr. Weyh.
   Motion carried unanimously.

6. Department Report

   a. Priske/Pace Recommendation

   Caleb Pourchet, Conservation Specialist with Natural Heritage Land Trust explains that he is requesting a Resolution to support federal and state grant programs for Mr. Priske. Town or County funding will not be used.
Ms. Healy Wopat asks if ownership changes affect the status of the Agricultural Conservation Easement.

Mr. Pouchot explains an ownership change does not affect the status.

Mr. Stapleton asks about the process to reserve a building site.

Mr. Pouchot explains this would take place through regular channels.

Mr. Teitgen asks if residential construction will take place.

Mr. Priske explains that he has been thinking about downsizing. He wants to be proactive and the Working Lands initiative provides it. Farmer's can’t afford to transition without it.

**Motion by Ms. Healy Wopat to recommend approval of Resolution by Columbia County Board of Supervisors.**
**Seconded by Mr. Weyh.**
**Motion carried unanimously.**

b. Planning Update - Mr. Thompson explains he is working with the Town of Pacific and anticipates completion of their plan at the end of the month.

c. Enforcement – Mr. Stapleton reviews the Enforcement report.

d. Financial
   - Out of County travel

   No travel plans at this time per Mr. Bluemke.

   - Expenditure Report

   **Motion by Mr. Weyh to approve Expenditure Report.**
   **Seconded by Ms. Healy Wopat.**
   **Motion carried unanimously.**

e. Ordinance Update

   - Town Advisory Committee Update-Consultant Contract

   Mr. Bluemke explains that if the schedule is followed as indicated, an additional Change Order for $12,000 (not to exceed) should be added to the contract.

   Mr. Teitgen reiterates the importance of moving forward.
Mr. Bluemke explains it would be difficult to sever the relationship with the consultant at this point in time.

Mr. Teitgen suggests reviewing the draft ordinance with TAC and have them engage with Town Boards and Planning Commissions.

Mr. Teitgen also states that he hopes items are completed prior to 2012.

**Motion by Mr. Teitgen to approve Change Order for $12,000 (not to exceed).**
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

- ACT 23 Farmland Preservation

Mr. Bluemke states there is no new information and it has not been signed by the Governor.

**f. Recommend Board of Adjustment appointments**

Zoning Board of Adjustments Committee requires two reappointments for members – Norm Wills and William Gretzinger. Alternate Board Member position is vacant.

Mr. Teitgen suggests contacting the Towns in an effort to find alternates.

**Motion by Mr. Weyh to approve Norm Wills and William Gretzinger reappointment to Board of Adjustment Committee.**
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

**g. Septic Maintenance Fee**

Mr. Bluemke explains the costs associated with the POWTS Maintenance program and distributes cost/time summary.

Mr. Teitgen feels that it may not be practical if the programming costs are greater than the revenue being generated.

**Motion by Mr. Teitgen to approve the fee contingent on determining programming costs and other costs that may incurred by other Departments.**
Seconded by Mr. Weyh.
Motion carried unanimously.
4:00 PM

7. Public Hearing

Item I- Zoning Change - Agricultural to Rural Residential and Agriculture to Agriculture with Agricultural Overlay – Stanley Rauls, Petitioner and Owner – Town of Lowville

Mr. Teitgen opens Public Hearing.

Mr. Bluemke presents the staff report.

Mr. Teitgen asks if anyone has any questions.

Petitioner was present and did not have anything to add.

Mr. Teitgen asks if anyone is in favor of petition. (no comments)

Mr. Teitgen asks if anyone is against the petition. (no comments)

Becki Tomlinson, Supervisor - Town of Lowville, present and states that this proposal fits well with Land Use Plan and Town recommended approval.

Mr. Teitgen closes Public Hearing.

Motion by Ms. Healy Wopat to approve rezoning from Agricultural to Rural Residential and Agriculture to Agriculture with Agriculture Overlay effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item II- Conditional Use Permit – Expansion of Greenwood Cemetery, Greenwood Cemetery Association, Petitioner and Owner – Town of Lewiston

Mr. Teitgen opens Public Hearing.

Mr. Bluemke presents the staff report.

Mr. Teitgen asks if anyone has any questions.

Mr. Teitgen asks if anyone is in favor of petition. (no comments)

Mr. Teitgen asks if anyone is against the petition. (no comments)

Mr. Teitgen closes Public Hearing.
Motion by Mr. Weyh to move forward with Plat and Resolution to Columbia County Board of Supervisors to adopt the stated findings, conclusions and conditions.
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

Findings:
1. Greenwood Cemetery Association is the owner of the subject property described in the application.
2. The proposed site is an existing 1 acre cemetery with a proposed .224 acre addition.
3. The site is directly adjacent to County Highway which provides adequate access to the cemetery.
4. The application complies with the general review criteria of Sec. 16-1-18 (e) of the Ordinance.
5. The application complies with the criteria for the review of unlisted uses under Sec. 16-1-13 (a) (11) of the Ordinance.
6. The Town of Lewiston has recommended approval of the continued use of the site as a cemetery.

Conclusions:
1. The application qualifies for a Conditional Use Permit under the general review criteria of Sec. 16-1-18 (e) and the criteria for unlisted uses under Sec. 16-1-13 (a) (11).
2. The proposed use does not conflict with current use of any adjacent property over the long term, nor does it limit the usefulness of adjacent properties for uses permitted under their current zoning classifications.
3. The proposal does not present a likelihood of any unacceptable impacts when considered in light of the general criteria of Sec. 16-1-18 (e).
4. The development is compatible with the character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.

Conditions of Approval:
1. Approvals of the Town of Lewiston are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said conditions, unless an individual condition is specifically included below as a condition of approval. In the event County and Town conditions are similar the County condition will apply. However, in the event the Town submits a finding of noncompliance with any item of the above referenced letter for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to review the Conditional Use Permit.
2. Greenwood Cemetery Association shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
Item III- Zoning Change – Agricultural to Rural Residential – Michael Wood, Petitioner and Owner – Town of Lewiston

Mr. Teitgen opens Public Hearing.

Mr. Bluemke presents the staff report.

Mr. Teitgen asks if anyone has any questions.

Michael Wood - Petitioner and Attorney John Miller were present and did not have anything to add.

Mr. Teitgen asks if anyone is in favor of petition. (no comments)

Mr. Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Mr. Teitgen closes Public Hearing.

Motion by Ms. Healy Wopat to approve rezoning from Agricultural to Rural Residential.
Seconded by Mr. Weyh.
Motion carried unanimously.

Item IV- Map Amendment – Agricultural to Single Family Residence & Single Family Residence to Agricultural, Walter Krueger, Petitioner and Owner — Town of Hampden

Mr. Teitgen opens Public Hearing.

Mr. Thompson presents the staff report.

Mr. Teitgen asks if anyone has any questions.

Mr. Teitgen recalls taking action on this matter in December.

Mr. Bluemke explains this is an after the fact revision.

Petitioner was not present.

Mr. Teitgen asks if anyone is in favor of petition. (no comments)

Mr. Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.
Mr. Teitgen asks if the Town amended the Land Use Map.

Mr. Bluemke explains this has already occurred.

Mr. Teitgen closes Public Hearing.

Motion by Ms. Healy Wopat to amend Land Use Map.
Seconded by Mr. Weyh.
Motion carried unanimously.

Item V- Map Amendment – Agricultural to Recreational & Single Family Residence
–Portage Country Club, Petitioner and Owner –Town of Marcellon

Mr. Teitgen opens Public Hearing.

Mr. Thompson presents the staff report.

Mr. Teitgen asks if anyone has any questions.

Don Roeker - Petitioner and Jim Grothman - Surveyor were present and did not have anything to add.

Mr. Teitgen comments that private drive to the lots may require some adjustments.

Mr. Grothman spoke with County Highway Department and their preference would be to establish a 35 mph speed limit.

Mr. Teitgen asks if the driving range will be altered.

Mr. Grothman explains it will be moved further south and three holes are proposed around the 12 lots.

Ms. Healy Wopat asks if the Town approved the 14 lots.

Helen Rawson - Town Board Supervisor is present and explains the town and the petitioner worked together to get 14 building sites.

Ms. Healy Wopat asks if the lot size acceptable.

Mr. Bluemke explains the Plat review will allow for the details of lot size, etc.

Mr. Teitgen inquires about sewer and well provisions.

Mr. Grothman responds that each lot will have individual POWTS and wells.

Mr. Teitgen asks if anyone is in favor of petition. (no comments)
Mr. Teitgen asks if anyone is against the petition.

Craig Trautman  
W6979 CTH 33  
Portage, WI

Owns property east of the driving range. When the Enbridge pipeline came through there were environmental concerns regarding the wetlands.

His preference is not to have one acre lots. The Town of Marcellon has not completed their Comprehensive Plan and he would like this tabled until the plan is complete. He has an easement on the south property line to access his property. Not in favor of homes at this density. Definitely against the proposal and potential problems which could be associated. All the Town did was trade the Deed Restriction location.

Mr. Weyh asks if the remaining Deed Restriction creates more of a buffer between the driving range and Mr. Trautman’s property.

Mr. Trautman responds that it does.

Ms. Healy Wopat asks if this property has been rezoned.

Mr. Thompson explains the rezoning has not taken place. Explains the County was not part of the Deed Restriction conclusion.

Mr. Grothman explains the history of the property. The Drury family arranged the sale of property to the Portage Country Club with the agreement that no homes would be built along with providing a restricted view corridor.

Terri Trautman  
W6979 CTH 33  
Portage, WI

Has been against this proposal and the Deed Restriction keeps changing. It began as “no building will be allowed” to a “housing complex”. Doesn’t understand how it got to this point. The property slopes downhill and POWTS will end up on the wetland.

Mr. Teitgen asks if anyone is against the petition. (no comments)

Helen Rawson – Town Supervisor explains they have been in discussion with both sets of attorneys for last 1 ½ years. DNR explained that the housing development is better environmentally than farm related chemicals. The Town’s role was to decide if they could switch the location of the deed restriction which gained a little bit of restricted land. The other concern was
the number of houses which were reduced quite extensively. The Town of Marcellon is in favor of this proposal.

Mr. Teitgen closes Public Hearing.

**Motion by Ms. Healy Wopat to amend the Land Use Map with the details to be determined.**
Seconded by Mr. Weyh.
Motion carried unanimously.

12. Adjourn

**Motion by Mr. Weyh to adjourn meeting.**
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

Meeting adjourned at 4:59 PM.

Respectfully submitted,

[signature]

Mike Weyh, Secretary
Planning and Zoning Committee

[signature]

Recording Secretary
Susan Runnion, Office Administrator

cc: Committee Members
    Robert R. Westby, County Board Chair
    Andy Ross, County Board Vice Chair