PLANNING & ZONING COMMITTEE MINUTES
JUNE 5, 2007

PRESENT: Phil Baebler, Fred Teitgen, Douglas Richmond, John Healy, Timothy O’Neil

STAFF: John Bluemke, Director, Michael Stapleton, Zoning Administrator, Susan Runnion, Office Administrator

ALSO PRESENT: Jim Grothman, Grothman & Associates, Harlan Baumgartner, Chair -Columbia County Board of Supervisors

BUSINESS MEETING

11:30 AM

1. Chair Doug Richmond called the meeting to order at 11:30 AM.

2. Certification of Open Meeting Law

3. Roll Call (All present)

4. Approval of Agenda

Motion by Mr. Healy to approve revised Agenda exchanging Items 6 and 7 of June 5, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Teitgen. Motion carried unanimously.

5. Approval of Minutes

Motion by Mr. Teitgen to approve Minutes of May 1, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Healy. Motion carried unanimously.

6. Waiver of Road Frontage/Change Status of Outlot – Mark and Dorothy Tollefson, Town of Caledonia

Motion by Mr. O’Neil reclassify Outlot to a Lot. Seconded by Mr. Teitgen. Motion amended by Mr. Teitgen to include Waiver of Road Frontage. Seconded by Mr. O’Neil. Motion carried unanimously.
7. Decision David Paul Rezoning, Town of Courtland

Petitioner explains he is five years from retirement and can’t afford to build new structure to house lawn maintenance business.

Several alternative solutions are discussed which include sunset clause, industrial zoning, purchasing contiguous property, living in house on property, etc.

Mr. Baebler suggests tabling until the ordinance addresses similar situation.

Mr. Bluemke explains there is no guarantee that the new ordinance will resolve the situation.

Mr. Baebler inquires if the matter is tabled can the petitioner continue business?

Mr. Bluemke explains that a citation would not be pursued.

**Motion by Mr. Teitgen to table decision until Ordinance is revised, Seconded by Mr. Baebler.**

Motion passed, but not unanimous

Mr. Healy – Yes, Mr. Teitgen – Yes, Mr. Richmond – Yes, Mr. Baebler – Yes, Mr. O’Neil - No

8. Department Report
   a. Financial
      - Out of County travel – Mike Stapleton traveling to Wausau for NR -115 with standing approval because he is representative of the area.
      - Expenditure Report

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

   b. Comprehensive Planning

      Mr. Bluemke explains that the Comprehensive Planning is on schedule with review goal for County Board in September, 2007.

   c. Enforcement

      Mike Stapleton reviews Enforcement Report. New situation with Country Life Ministries a new restaurant operating without County permits in the Town of Lewiston.

   d. Ordinance Update

      1) Mr. Bluemke explains letter from DNR to accept ‘flood plain will be arriving soon and adoption deadline will be November,
2007. Chair Baumgartner noted he had discussion with DNR on the flood plain issue.

2) Mr. Bluemke explains that the draft Table of Contents he provided to the Committee is only a summary of the current ordinance and that he needs to revise/add to it.

1:00 PM
9. View Sites

4:00 PM
10. Public Hearing

Item I – Zoning Change – Agricultural to Agricultural No. 2 – Thomas Steinhaus, Petitioner and Owner – Town of Lewiston

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and did not have anything to add.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.

Town Board not present, but Minutes on file. Town recommended approving the rezoning.

Motion by Mr. O’Neil to approve rezoning from Agricultural to Agricultural No. 2. Seconded by Mr. Baebler. Motion carried unanimously.

Item II – Conditional Use Permit – Clarence and Donna Triemstra, Owners, B.R. Amon & Sons, Inc. Petitioners – Temporary operation of a portable hot-mix asphalt plant in an existing quarry – Town of Marcellon

-Postponed until July 3, 2007 Planning & Zoning Committee Meeting per petitioner’s request-

Item III – Conditional Use Permit – Highway Storage, LLC, Petitioner and Owner – Town of Arlington

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.
Mr. Bluemke states he received a phone call from a neighbor objecting to the petition.

Petitioner, Mark Madigan, present and said the landscaping was not completed due to weather restrictions. Projects not going as fast as they anticipated and larger equipment doesn’t fit in their building. Truck parking will include 3-4 vans with service truck. Semi trucks would be parked on the west wide.

Chair Doug Richmond inquires about refrigeration units being stored outside. Are they for specific jobs or general inventory?

Mark Madigan replies that some of the items to be used for recycling. He does not have a problem screening or creating a berm.

Mr. Teitgen would like to see plan that addresses these issues, not just petitioners intent.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.

George Plenty, Chair for the Town of Arlington was present and confirmed landscaping issue and storage of staging material was covered at the town level. Town Meeting voted to recommend the rezoning.

Motion by Mr. Teitgen to approve Conditional Use Permit subject to the following conditions.
Seconded by Mr. Baebler.
Motion carried unanimously.

Conditions

1) Any agreement between the Town of Arlington and Highway Storage LLC is hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement, unless an individual point of agreement is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement 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) Building 1 will be used for the cold storage business and Building 2 will be for the refrigeration business.

3) A revised site plan that shows the location of all loading docks in both building, the maneuvering space that will be needed for the trucks that will use these loading spaces, a parking plan that shows were and how many service vehicles will parked on site during off business hours, indicates the number of employees and the parking for these employees, and the location
of “temporary” outside storage of materials, equipment and dumpsters must be approved by the Department.

4) A landscaping plan which shows species, size and location of all planting and landscape areas be submitted to and approved by the Planning and Zoning Department no later that July 1, 2007, and installed by October 1, 2007 or as approved by the Zoning Administrator. At the time of planting the minimum size of the planting shall be as follows: deciduous trees 3/4 inch in diameter; evergreen trees 4 feet in height; shrubs 12 inches in height. 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.

5) There shall be no storage of equipment or other material associated with the business outside of the buildings, unless it is in the areas indicated on the site and the material is totally screened from the view of adjoining properties and roads.

6) There will be no overnight parking of refrigeration semi-tractors and trailers on the property.

7) Any amendments to the site plan shall be reviewed and approved by the Department with significant site plan changes or a change in use being referred to the Town for review and the Committee for action.

8) All conditions of the Decision for the site dated August 3, 2005 are applicable unless modified by the approval of this change to the original Conditional Use Permit.

9) The operator shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

10) If the Planning and Zoning Committee finds that the review criteria of the Section 16-1-18(c) of the Columbia County Zoning Ordinance or the conditions within the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.

**Item IV – Conditional Use Permit – Dan Berg, Petitioner and Owner – Temporary staging area for utility construction – Town of Wyocena**

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and did not have anything to add.

Chair Doug Richmond inquires about completion date.

Petitioner confirms completion date of December, 2007. Also adds that Kurt Dey may photograph the road and a Performance Bond will be required.

Chair Doug Richmond asks if anyone is in favor of petition.
Chair Doug Richmond asks if anyone is against the petition.

Town Board not present, but Minutes on file. Town recommended approving the CUP.

Motion by Mr. Healy to approve Conditional Use Permit subject to the following conditions.
Seconded by Mr. Baebler.
Motion carried unanimously.

Conditions:

1) The Conditional Use Permit will not become effective until the Department is notified, in writing, that prior to occupying the site that East Bush Road has been inspected per the Town’s request and that the Town has the performance bond noted in the Town’s May 17, 2007 Board minutes.

2) Welded Construction, LP agrees that all operations will be conducted professionally and conform to industry, state or local standards.

3) Traffic advisory signs shall be installed on STH 22 in locations approved by the State and at points on East Bush Road as approved by the Town of Wyncena.

4) Welded Construction shall ensure that mud and other debris on STH 22 or East Bush Road that is a result of traffic and equipment moving on an off the site shall be immediately removed.

5) Welded Construction, LP shall notify the County and Town of any spills on the site that can contaminate soil and all contaminated soil must be properly removed and disposed in accordance with applicable environmental regulations.

6) The Owner shall insure that all construction equipment, trailers and associated materials on this property be removed and the site restored to preconstruction condition prior to June 1, 2008.

7) The Owner and Welded Construction, LP shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

Item V – Amendments to Title 16 Chapter 7 Columbia County Code of Ordinances – Nonmetallic Mining Reclamation – Planning and Zoning Department

Mr. Bluemke explains requirement for Wisconsin Department of Natural Resource mandated revisions.

Chair Doug Richmond asks if anyone has any questions.

Clarifications and corrections discussed.

Motion by Mr. Teitgen to approve language as is amended.
Seconded by Mr. O’Neil.
Motion carried unanimously.
11. Adjourn

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

Next meeting at Columbia County Administration Building
Meeting adjourned at 4:50 pm

Respectfully submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee
Recording Secretary

Susan Runnion
Office Administrator

cc: Committee Members
Harlan Baumgartner, County Board Chair
Debra Wopat, County Board Vice Chair
Susan M. Moll, County Clerk