10:30 A.M.

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, Randy Thompson and Debby Olrick

Doug Richmond: I received a letter from Rowe on 911. Can we add that to the agenda for discussion?

John Bluemke: Yes, I received a letter too. No other changes.

Approval of the Agenda - Motion by John Healy, seconded by Fred Teitgen to approve the agenda as amended. Motion approved unanimously.

Approval of Minutes – Motion by Tim O’Neil, seconded by Phil Baebler to approve the May 2 minutes with corrections. Motion carried unanimously.

Board of Adjustment Appointments – Carol Genrich-Dugan and Don Berger’s terms are up this year. Motion by John Healy, seconded by Fred Teitgen to approve appointments for Carol Genrich-Dugan and Don Berger. Motion carried unanimously.

Dangerous animal ordinance – Joe Ruff, Corporation Counsel, wrote it and the Sheriff is in charge of it. There is no role for the Planning and Zoning Office.

Discussion on what’s considered a dangerous animal and language of the ordinance.

John Bluemke: I will talk to Joe Ruff. Judiciary will look at it tomorrow and I can give the information to them.
Out of County Travel – John Bluemke, not aware of anyone going out of the County.

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

Office Administrator Position/Intern –
Office Administrator, John Bluemke: Jeanne is retiring. We evaluated the job description and hiring analysis. This will go to HR for approval and replacement. Passes out a copy of the hiring analysis. This is a non-union position. Goes over the information. The job description is passed out. Goes over this. The job does not have to be posted, as it’s non-union. The job will be in the paper. Motion by Tim O’Neil, seconded by Fred Teitgen to go approve the new job description and replacement as described. Motion carried unanimously.

Intern – Hands out hiring analysis and description for this. This is for a minimum term employee.

Randy Thompson explains the position and goes over the hiring analysis.

John Healy: Does the job have fringes or straight wages?

Randy Thompson: The job will have social security. It’ll pay $10.00 an hour or a total of $6,000.00 over a period of time.

John Bluemke: The funding is from the Planning dollars from the Town contributions.

Randy Thompson: This will be a flexible schedule from the end of July until December.

Motion by Fred Teitgen, seconded by Tim O’Neil to recommend hiring for this position and fund it out of the Comprehensive Plan dollar budget. Motion carried unanimously.

John Bluemke: Jeanne is done tomorrow, June 7, but will be on the payroll yet. We would like to bring Susan full time for a limited time. We have funds in the operating budget for this year. This will fill the gap until we hire someone. Motion by Fred Teitgen, seconded by John
Healy to approve fulltime for a time limited by available funds. Motion carried unanimously.

Comprehensive Planning – Randy Thompson hands out a Comprehensive Plan Progress Report and goes over it. We’ll be meeting with Lodi to discuss some issues. We do not always get info back on a timely basis. There are some conflicts with vacations for some of our meetings.

Enforcement – Mike Stapleton is out due to family illness so there is no report.

John Bluemke: We have a proposal that we can bring to the Committee on the Larson case, explains.

Discussion on the rezoning process, site visits, is there a better way to do things? Check list or written out staff reports, explains and will bring to the next meeting. State law says that a map is needed and must be made available to the public so there is no change during the meeting. Discussion. John Bluemke will draft a policy addressing site visits.

John Bluemke: Item III under Public Hearing Items – The Town has asked that this be laid over.

Livestock Siting – Info was sent to you. FYI – Have had calls from Town Board Chairs asking what to do. There are state standards and a state process. Planning and Zoning can require a conditional use permit and follow state regulations. Discussion.

E911 Letter from Sheriff Rowe - John Bluemke: Pat Beghin was at last month’s meeting and explained the project. We were invited to a meeting regarding ERNs. I’m not sure what’s required of us. I’ll go to a meeting and find out. We assign fire numbers from information given to us. It puts the responsibility on the property owner and the Town to get a driveway permit.

ATC (American Transmission Company) – John Bluemke passes out a letter from Mark Landsverk. Discussion of the location of concerned property owners. CTH F has existing wood poles if anyone wants to take a look at those.
Meeting recessed at 12:10 P.M.

Meeting reconvened at 4:00 P.M.

Meeting called to order by Chair Doug Richmond.

PRESENT FROM THE PLANNING AND ZONING COMMITTEE: Philip Baebler, Fred Teitgen, Doug Richmond, John Healy and Tim O’Neil

PRESENT FROM THE PLANNING AND ZONING OFFICE: John Bluemke and Debby Olrick

1) A petition by American Transmission Company, Madison, WI, for a Conditional use Permit under Sections 16-1-5(b)(2) and 16-1-13(a)(10)(f) of the Columbia County Zoning Ordinance for power transmission lines on properties adjacent to STH 16 in Sections 25, 26, and 27 and 28, T12N, R10E, Town of Wyocena. A map of the land is on file in the Planning and Zoning Department.

John Bluemke gives his staff report.

Fred Teitgen questioned what the available alternatives were using the existing high-tension route.

John Garvin: We need an additional set of structures. The DNR indicated significant wetland issues. The single 69KV line will use the STH 16 existing distribution line.

Tim O’Neil: Can the existing distribution line be replaced or used to conduct electricity?

John Garvin: It will be built under our arm. It’s a pole for pole exchange. It’s a different kind of pole, wood 80’ high.

John Bluemke: Wouldn’t it be comparable to the pole on CTH F?

TOM LUETTER: The distribution line has a pole with 4 wires that we’ll replace with a transmission pole under built underneath the transmission line. It will swing from 4’ to 8’.
The location of the new poles will be close to the existing poles because of the overhead services to the existing businesses and homes.

Doug Richmond: Anyone in favor of the petitioner? No response.
Anyone in opposition to the petitioner?

Lynette Ives: W6669 STH 16 - Questions size of poles and if they’re like the huge metal ones down the road. There were people on our property that didn’t stop to talk to my husband. They looked around and left.

TOM LUETTER: They’re 21” in diameter.

Dan Stanford – Attorney for ATC: The current ones are 45’. Proposed 80’ high to maintain separation between utility access to code.

Lynette Ives: Questions people on her property.

Dan Stanford: I’m not aware of anyone with our Company that was there. I will look into it.

Debra Pearson Tiffany: W6885 STH 16 - I spoke with Peter Sheeks. They’ll move 35’ in on our property and replace with higher poles and be removing trees. I have swamps. The DNR is not concerned.

Tom Luetter: There is a 35’ wide easement. The poles are located 5’ off the road right of way. They need clearance of the wires. Certain restrictions are there by easement. This would be in the setback area so they couldn’t build in that area.

Debra Pearson Tiffany: The right-of-way is mid highway to mid ditch. Your poles are there now, why the additional 35’? They will still take out my trees that you’re not paying for.

Attorney Dan Stanford: The 35’ easement is in addition because of the arms to keep them out away from the pole. If they hit a tree they can short out. ATC compensates for the easement we’re taking. The
statute, Chapter 32, gives property owners specific authorizations, your rights under State law.

Tom Luetter: The easement is important to anybody involved. A black out was triggered by a tree hitting a power line. We’re diligent about keeping trees away.

Debra Pearson Tiffany: What is the width or the arms”

Attorney Dan Stanford: The distance of falling tall trees, vegetation 15’ high, explains. The wind blows transmissions lines. Poles are 250’ – 300’ apart. The easement is wide enough to handle a 100-year wind to avoid contact with buildings, trees, etc.

Steve Sperry: 673 STH 16, Wyocena. My property is diamond shaped. It’s pretty poor to want a 35’ easement. That’s where I park my cars and do my business. People don’t want to shop around high voltage lines. There is an easement available on the other side of the road. You’re taking away my livelihood. I’m going to fight it. This is in the Village of Wyocena.

John Bluemke: We received a letter from the Village of Wyocena. The County has no jurisdiction in the Village.

Wayne Higgins: Parking lots and vehicles is a permitted use. Gander Mountain in Eau Claire has a parking lot with power lines going right over it.

Randall Rhode: Representing his father, Earl Rhode on Traut Road and STH 22. ATC has been in contact with him from the beginning. STH 16 is the preferred route. The Village prefers the south side. I have a copy of a letter from the Clerk/Treasurer asking to consider adjourning for further discussion with ATC for possible relocation.

John Garvin: A letter was sent to us. STH 16 is the preferred route but you want it on the other side of the road?

Randall Rhode: Yes, the visual and aesthetic impact would be mitigated if it were on the south side of STH 16. We would like you to hold it over until we can discuss it.
Kathleen Knapp:  W7029 STH 16 – Can we talk about wetland mitigation?

Attorney Dan Stanford:  We have a letter from the DNR addressing this issue.

John Bluemke:  This has been approved by the DNR and Corp of Engineers. Concerning the wetlands – this is the proposed route. They need a conditional use permit for this route. We have to look at other alternatives.

Attorney Dan Stanford:  Wetland mitigation, water quality, certification, the DNR has issued approval for these. The inspector will check for silt fence, drainage, etc. We will review what we’re doing. We can shut down until we can act appropriately. Six years ago transmission utilities were combined into ATC. Generators were left with WP & L, MGE, etc. They come to us for substations. We own the lines. When they need more power they come to us to see what needs to be built. Then we go to the Public Service Commission. This is below the required dollar amount. ATC provides service to companies who provide to you.

Kathleen Knapp:  Are you replacing pole for pole, the same as the existing line?

Attorney Dan Stanford:  ATC project manager, Brian Fischer will explain what will actually happen when we put poles in.

Jane Ruleinson:  W7029 STH 16 – Cut it off, say no. This violates County Ordinances, noise ordinance, etc. and is a health hazard. Please say no.

Kelly pierce:  W7542 Dunning Drive - Dave Davies gave us an offer to purchase. We did not accept. He is an employee of American Transmission Company and said it is going forward. Will the underground service be changed over and what are the affects?

Tom Luetter:  The riser goes from the underground and up the pole to the overhead.

Question asked how it affects the current in the home.
Attorney Dan Stanford: They will not dig up the yard. They will be moving the pole that handles the riser. The current in the underground is 120 or 240-volt service, which won’t change the normal house service. Where the line connects will move. No interruption in service will occur.

John Landsverk: W5800 STH 16 – I am opposed. I have stray voltage concerns. I have a family farm, which are already disappearing faster than they should. The cause is detrimental to animals. I spent $5,000.00 burying lines to our house so we don’t have to look at them. The lines over the top cause possible problems with our cattle.

Kevin Harris: W7242 STH 16 – I have a dairy farm and my concern is the existing line north of us to the new line will be 1,000 feet apart. In the early 80’s we had breeding problems with our cattle. We found there was a low amount of stray voltage. Explains. We had a consulting team with Alliant Energy come in and we kept the young stock under the line while the others we kept away were able to breed. They did an electro magnetic field test and kept the cattle away from that. I’m concerned that we’ll be sandwiched in between the two lines. House will be right underneath. The new line will be 1600’ on our property.

Mark Landsverk: N5604 Old Highway 16 - Just to clarify, Wyocena did take a position with a resolution and I have a copy.

John Bluemke: This refers to the stray voltage. It is not an approval of the route by the Town.

Mark Landsverk: It runs through the center of my farm. No doubt I’ll be forced out of business with the stray voltage. I expressed my concern to ATC in an open house in 2004. They have listened and responded. There was one running a different corridor. I don’t know what happened to it. They say they can ground any buildings. I don’t know if I want to do that. I have a farm here because it was away from the lines. They have not responded to the recent agreement we sent them. In section 26 of Wyocena is the other location. Shows on the map.

Attorney Dan Stanford: Harris mentioned the line going over homes. That’s not the case. The Public Service Commission says a line itself
cannot go over a house. The PSC had an adoption of electrical code that has a required minimum distance.

Chuck Forester: Oregon WI – We have to stay out of the right-of-way distance. Whatever that is will be that from the home.

Darren Dosemagen: N5542 Old Highway 16 – Operates the Landsverk farm. My wife and I are young and just starting to farm. There are other corridors to go. We would like the Committee to consider them. The DNR is opposing the alternate route. This is the first time I have heard that. There are no distribution lines in the proposed area. It would greatly impact farming.

Attorney Dan Stanford: The use of the 345 line opposed to the existing line is that every alternative has been refused.

John Garvin: One reason it went from the south to the north is that it’s more of an industrial area so it went to the north and also to get across the street to keep it away from your farm. We’re trying to work with the landowners. We need to operate high voltage. The operation is to serve the local need. There is an increased demand for electricity.

Brad Kopland: West Field – As a farmer I’ve had a lot of problems with stray voltage. I went to court and it was in my favor. I served on a Board through MATC that looked at Landsverk’s stray voltage. This is clean now. I don’t believe that putting a line in will do any good. States other sites with problems. Please use alternative routes. They haven’t discussed the electromagnetic field or health. Once the lines are built, they’re there forever. A remedy after the fact is very expensive for both. It’s a no win.

Lan Waddell, a Columbus Attorney: I was up at Landsverk’s and Dosemagen’s. I met with ATC on the 26th on the farm and a baseline analysis was done. It determined the farm to be clean. The proposed agreement is if the readings get 150% greater then we need to deal with it and the costs should be shared 50/50. We haven’t gotten a response to the agreement yet. The problem is in every instance where there’s stray voltage there are problems with the cattle. If
there were no record it would be hard to see. We would like to see the line somewhere else. A starting place could provide a system to avoid a lawsuit.

Earl Rhode: My son had to leave. I just want to add that I want the line on the south side of the Village as it relates to the intersection and high developmental potential. If it could move to the south side of STH 16 and 22 quadrant, that would be good.

Linda Landsverk: N5604 Old Highway 16 – Our family farm is in jeopardy. It can still affect the cows in the pasture. There is a need for more power. The people don’t want it coming through the Village. Our needs haven’t changed. As far as health issues – we have a daughter with leukemia. There is no proof that it had something to do with it, but we’re not sure.

Motion by Fred Teitgen, seconded by Tim O’Neil to close the public hearing. Motion carried unanimously.

Doug Richmond: Any rebuttal?

Attorney Dan Stanford: Putting transmission lines up require care and thought. It affects different groups of people. We try to keep people fully informed and look at the issues. We need to serve the electric communities and weigh the impacts. There is no easy answer. There is a need for electricity and a need to supply to the distribution companies. We have to be concerned with the expense of the project. It is turned onto you as a customer through the distribution company.

In our view taking into consideration your views, this plan makes the most sense.

There is no Town Board present.

Fred Teitgen: I would like to see them make a stronger case to the DNR, one more try.

Motion by Phil Baebler, seconded by Fred Teitgen to table for an alternate route to be chosen.
Tim O’Neil: We have a notice from the Village of Wyocena to see other routes.

John Healy: I know the dairy end of it.

Fred Teitgen: I would amend the motion to primary alternative to be 345 pursued. Seconded by Phil Baebler.

Attorney Dan Stanford: There are significant reasons to use other routes. Proposing alternatives could get more people.

Instead of lay over, I’d rather suggest another alternative.

Motion amended to lay over to the July 5th meeting, 30 days with preferred route 345 but not limiting to that. Motion carried unanimously.

2) A petition by Robert and Patsy Peterson, Rio, WI, to rezone from Agricultural to Single Family Residence property on Hall Road, described as Lot 2 of Certified Survey Map Number 4527, Section 8, T10N, R11E, Town of Hampden. Intent: To build one single family home. A map of the land to be rezoned in on file in the Planning and Zoning Department.

John Bluemke gives his staff report.

Fred Teitgen: Questions the driveway access off Hall Road.

John Bluemke: The Town has approved the location off Hall Road.

Dan Paulson is here working with the applicants.

Doug Richmond: Anyone in favor of the petitioner? No response. Anyone in opposition to the petitioner? No response. Anyone with questions?

Bill Hoffman: W2673 Arnold Road, Supervisor for Hampden Township. We met with Petersons and I recommend approval.
Motion by Fred Teitgen, seconded by John Healy to close the public hearing.

Motion by Phil Baebler, seconded by John Healy to approve with the conditions of the driveway. Motion carried unanimously.

4) A petition by the town of Lodi, Lodi, WI, to rezone from Agricultural to Single Family Residence, property on Michael Drive, located in part of the SE ¼ of the SW ¼, Section 3, T10N, R8E, Town of Lodi. Intent: To build two single-family homes. A map of the land to be rezoned is on file in the Planning and Zoning Department.

John Bluemke goes over his staff report.


Minutes are on file from the Town.

Motion by Tim O’Neil, seconded by Fred Teitgen to close the public hearing. The staff report says there are conditions but there are no conditions. Discussion. Motion carried unanimously.

Motion by John Healy, seconded by Tim O’Neil to approve. Motion carried unanimously.

5) A petition by Harold and Annette Currie, Arlington, WI, to rezone from Agricultural to Multiple Family Residence property at W8229 STH 60, described as Certified Survey Map Number 2632, Section 22, T10N, R9E, Town of Arlington. Intent: To operate a Bed and Breakfast. A map of the land to be rezoned is on file in the Planning and Zoning Department.

John Bluemke gives his staff report.

Doug Richmond: Anyone with questions? No response. Anyone in favor of the petitioner?
John Stevenson: N2079 Pine Hollow Road – This will be a wonderful improvement. This will maintain the farm home.

Wayne Harvey: W5756 Harvey Road, Poynette – This is a well-groomed farm. I would be happy to stay there.

Doug Richmond: Anyone in favor of the petitioner? No response.
Anyone in opposition to the petitioner?
No response.

The Town Board minutes are on file.

Motion by Fred Teitgen, seconded by Tim O’Neil to close the public hearing. Motion carried unanimously.

Motion by Phil Baebler, seconded by John Healy to approve. Motion carried unanimously.

Doug Richmond: We’ll take a 5-minute break.

5:50 PM – 5:55 PM

6) A petition by Grand River Distribution, LLC, Johnson Creek, WI, to rezone from Agricultural to Industrial property on Cabbage Road, located in part of the N ½ of the N ½ of the NE ¼ of the SW ¼, Section 5, T12N, R12E, Town of Courtland. Intent: A plant to convert corn to ethanol. A map of the land to be rezoned is on file in the Planning and Zoning Office.

John Bluemke gives his staff report.

Dow Didion: President of Didion – Started the business in 1972 to provide grain markets for farmers in southern Wisconsin and opportunity for greater economic benefits. The plants are clean, quiet, efficient, and have excellent safety ratings. It also increases the tax base.

Attorney John Miller: 311 De Witt – I represent the petitioners. The southern edge of the Village of Cambria is a good site. It’s already adjacent to the existing industrial site. The area is already zoned for
industrial purposes, shows on the map to the Committee. 10 acres is the proposed area to the north and is already zoned for manufacturing for industrial uses. This is adjacent to a 63-acre industrial site and fits in with the other uses in the area. They have a separation area between the industrial and residential, which is separated, by 60 acres of industrial land. They have pertinent services here, railroad tracks and good highway access. From a planning perspective it’s reasonable to locate here.

For Courtland this has a positive impact on the ag economy. It’s unanimously endorsed by the Town Board. It will bring jobs, several hundred and 40 full time, to this facility. It will be an addition to the tax base, approximately 18 million dollars to the Town, County and schools. It will add to the demand for corn, will have competition by having another user.

Demands on Cabbage Road Didion will make improvements to at their cost.

This facility won’t endanger water safety, affect on air, traffic, or safety. It requires a conditional use permit and regulatory approvals for State authorities.

Dale Drachenberg: Vice President of Didion – Designation of current operation – this is a food grade corn operation. This is a famine relief product going to third world countries. The animal food portion goes to produce ethanol.

Jim Vandergalien – I’m with Sam’s Well Drilling and do test pumping, whatever the State of WI requires.

Bernard Fenland – Professional geologist in WI. I was asked to look at the water supply, explains.

Todd Potas – Natural Resource Group – The permit for this is far below the requirement threshold. The noise compliance blends in at a distance less than 1000’.
Tim Berling: Agra Industries - Contractor – built in WI and Iowa other facilities. Safety is important, #1 on the list. We want to be a good neighbor. Would employ 100 – 125 at peak level, which is 3-4 months.

Wayne Higgins: Traffic Engineering Services, Elm Grove – I look at traffic in relation to shift changes. We have a plan in place to develop Cabbage Road. 50% of the product goes out by rail depending on location. Can operate safely, will coordinate with the DOT on the construction of STH 146.

Mary Claire Lancer – Public Affairs – I get information out to the public. Reads survey feedback.

Eugene Hahn: W3198 Old Highway B, Cambria – This will influence and create more jobs in Columbia County. There is a lot of infrastructure in place. This is a win win situation.

Glen Smits: W831 CTH A, Randolph – Chair for the Town of Courtland. I speak for myself and the Board. The Board unanimously approved this for a rezoning and a Conditional Use Permit. This will help the tax base, bring more jobs and be a financial benefit to for the farmers. I urge you to rezone this.

Bob Miller: N1305 18th Rd., Dalton – I’m in support. There are more markets for corn. If you’re a full time farmer, it’s another market for the corn – better prices. I have been a Didion customer for around 20 years.

Bill Hoffman: W2673 Arnold Rd. – I’m a member of the WI Corn Growers Association. Submits a letter for the file in support.

Joseph Bug – 503 First St., Randolph, WI – I have been a taxpayer since 1979. I support Didion Milling. It will improve the economy, add jobs and supply addition tax revenue.

Jeffrey Bump – N9093 Englehart Rd., Cambria, Scott Township – I’m in support, will help the farm economy with the need for corn and plenty of it. This supports predominant ag activity.
Sandra Pohl:  N6656 Kohnke Dr. – speaking for my Mother, as she couldn't be here.
Donna Kohnke (Mother):  N6664 Kohnke Dr., Courtland Township.
She is in support and in favor.  She supports agriculture.

Randy Link:  W3347 Link Dr., Cambria, Springvale - I’m in favor. This will provide jobs for families and tax dollars.

Lynn Wingers:  Courtland Township, Randolph, WI – I’m in support. I’m on the Smart Growth Committee of Courtland. This is consistent with what we plan for on Smart Growth.

Curt Williams:  I cash crop in Courtland. I do business with Didion. People my age are getting to be in small percentages so we need introduction into it.

Gary Hellenbrand:  W6146 Hall Rd., Poynette – I work 1350 acres of land. The Country needs to be more self-sufficient. I am in support. We need this to get out of the Mid East.

Brett Hulsey, President of Better Environmental Solutions:  110 Merrill, Madison – I’m in support. There are 4 plants in WI, it helps clean the air.

Audrey Williams:  W1565 Hall Rd., Randolph – I’m in support. We need jobs to keep the kids here.

Wayne Nelson:  W5756 Harvey Rd., Poynette – I’m in support. It would be saving money and saving fuel. It’s a win win situation.

Jo Ann Wingers:  W2043 CTH A, Randolph, Courtland Township – I voted in favor of this. The entire community would benefit.

Tim Perry:  516 Center St., Cambria – I’m a Cambria Village Trustee - in favor.

Mike Marquardt:  W12017 Finch Rd., Fall River. I’m in favor.

Letter from the Mayor of Stanley and a letter from Green County along with 155 cards of support are submitted to the file.
AGAINST

Jim Ebert: 41 N. Madison St., Cambria. I’m against this. I’m a realtor and an excavator. This will put me out of business.

John Jensen: 327 E. Lake St., Horicon – I’m speaking for Mr. Knight the only landowner who abuts this property. He is against this.

John Mueller: 307 Mary St., Cambria – The information is the same as 2003 except the traffic study. I’m against this.

Hannah Nyala West: 115 E. First St., Cambria – I’m against.

Tom Jansma: W1897 Cabbage Rd. – Against

Dallas Buchholz: 216 West First St., Cambria – Against, letter in file.

Jim Dyke: 3524 Park side Circle, Eau Claire – I’m representing my parents – Mother is Violet Dyke at N7017 STH 146. Against the location.

Stu West: 115 E. First St., Cambria – Against

John Domino: 203 Edgewater St., Cambria – Against

Gary Nehring: 102 Kickard Court, Cambria – Village President – Against, letter in file.

Doug Richmond: Anyone against the petitioner? No response. Rebuttal?

Attorney John Miller: As far as the location, there’s correspondence from the communities with ethanol plants that are all positive.

Motion by Fred Teitgen, seconded by Tim O’Neil to close the public hearing. Motion carried unanimously.

Tim O’Neil: I would ask that the CUP be delayed until the State licensing agents rule.
John Bluemke: I don’t know what the County Board will do. Appropriate conditions can be put on. If they don’t comply, they don’t have permits.

Doug Richmond: This is a rezoning, not a CUP. Is this the appropriate zoning?

Motion by Fred Teitgen, seconded by John Healy to recommend approval of the rezoning from Agriculture to Industrial effective upon the approval of a Conditional Use Permit for an ethanol plant and the amending ordinance will expire two years from the date of adoption of the owner fails to obtain approval of a Conditional Use Permit permitting the construction and operation of an ethanol production facility on the subject property. Motion carried unanimously.

Zoning Text Amendment – John Bluemke gives his staff report.

Don Nelson: Does this cover the whole Township?

John Bluemke: No, it’s part of a petition, explains.

Mary Mielke: Town of Arlington Clerk - Can you reverse an overlay?

John Bluemke: Explains, can rezone to something different. This is to provide an alternative for deed restricting. No building and gives us the ability to keep track of it.

Mary Mielke: Our Town always sends in deed restrictions.

John Bluemke: We make sure we get it, but our office doesn’t track it after we receive it. Each Town does deed restrictions differently. Can ask for an overlay district to be put on.

Motion by Fred Teitgen, seconded by Tim O’Neil to close the public hearing. Motion carried unanimously.

Motion by Tim O’Neil, seconded by Phil Baebler to approve the Overlay District and 1 through 3 amendments.

Town of West Point – CPAC does agree – makes recommendations only. Not enough time to respond.
All notices were sent certified to all Town Clerks.

Motion carried unanimously.

Motion by Fred Teitgen, seconded by John Healy to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee

Recording Secretary,

Debby Olrick
Administrative Secretary

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