Tuesday, June 7, 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, Randy Thompson,
Michael Stapleton and Jeannine Baertsch

Harlan Baumgartner – Any changes to the agenda? Item #6 does not need a waiver.
Town Correspondence to be discussed in July. Motion by John Healy, seconded by Phil
Baebler to approve the amendments to the agenda. Motion carried unanimously.

Approval of Minutes – Motion by John Stevenson, seconded by Harlan Horton to
approve the May 3rd minutes. Motion carried unanimously.

Out of County Travel – No out of County travel to report.

Approval of Vouchers – Motion by Harlan Horton, seconded by John Healy to approve
the vouchers. Motion carried unanimously.

Comprehensive Planning – Randy Thompson hands out information on Smart Growth.
State Funding may get pulled (planning grant) from people who applied. Columbia
County did not apply for grants.

John Bluemke – The Comprehensive Planning Law brought people to the table.

Randy Thompson hands out information on Agricultural – Natural and Cultural
Resources.

Randy Thompson hands out information on a Water Science Primer. Will let the
committee know when a speaker will be coming to give a presentation. Comments on
number of water bodies we have, on flood plain, wetland, woodland, non-metallic mines,
historical research, prime farm lands, and environmental core.

Randy Thompson hands out information on Prime Farmland.

Enforcement – Mike Stapleton hands out a list of people with violations and speaks to the
Committee.
John Bluemke comments on the July Agenda – We have 4 Rezonings and 4 Conditional Use Permits.

John Bluemke informs the committee of the Felician’s request before the Board of Adjustment being turned down.

John Bluemke comments on Flood Plain. DNR was waiting for a plan from Portage to see how they would deal with flooding.

Phil Baebler – Asks about a sand mining operation.

Mike Stapleton – Have a reclamation plan.

Discussion on staff report for Town of Wyocena for Daniel Gallagher.

Item #2 will be laid over per town chair.

John Bluemke – Hands out information on Vernon and April Carlson, Town of Marcellon in regards to a dog kennel.

Revised staff report for Item #6 Patrick Hintze, Manager, Ultimate Retreats, LLC, owner for a Conditional Use Permit.

John Bluemke and Mike Stapleton comment on staff report for Item #4 Shawn and Lori Schell to rezone from Agricultural and Single Family Residence to Rural Residential. Also include adjacent property rezoned in 1982.

Harlan Horton – Concerned with having no input from the owner of the adjacent land.

Harlan Baumgartner – We are initiating the action today, not rezoning.

Motion by John Healy, seconded by Phil Baebler to initiate the rezoning. Motion carried unanimously.

Meeting recessed at 1:10 PM.

Meeting reconvened at 4:00 PM.

Present – Harlan Baumgartner, John Stevenson, John Healy, Harlan Horton and Phil Baebler.
Planning and Zoning Committee Regular Monthly Meeting and Public Hearings

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 Daniel Gallagher, Pardeeville, Wisconsin to rezone from Agricultural to Rural Residential, property owned by Steve Martinson, located at W6225 W. Bush Road, described as a 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 – Gives staff report.

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

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

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 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?

Daniel Gallagher – No.

Harlan Baumgartner - The Public Hearing is closed.

Motion by John Healy, seconded by Harlan Horton 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 that has been approved by the Town to the Planning and Zoning Department. Motion carried unanimously.
2) A petition by Vernon and April Carlson, Pardeeville, Wisconsin for a Major Home Occupation Permit under Section 16-1-13(g) of the Columbia County Zoning Ordinance to operate a dog kennel on property at W6230 Highway 33, described as Lot 1, Certified Survey Map Number 1080, Section 28, Town 13N, Range 10E, Town of Marcellon.

John Bluemke – This will be laid over to the July meeting.

3) A petition by Kenneth and Ann Schroeder, DeForest, Wisconsin to rezone from Agricultural to Single Family Residence, property on County c, located in part of the NE ¼ of the NE ¼, Section 36, Town 10N, Range 10E, Town of Leeds.
Intent: To sell as a building site.

John Bluemke – Gives staff report.

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

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

Kenneth Schroeder – Would like to fill in the small area.

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 in on file approving of the rezoning request.

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

Kenneth Schroeder – No.

Harlan Baumgartner – 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.
4) A petition by Shawn and Lori Schell, Portage, Wisconsin to rezone from Agricultural and Single Family Residence to Rural Residential, property at N8859 Cummings Road, described as Certified Survey Map Number 2944, Section 17, Town 13N, Range 8E, Town of Lewiston. Intent: To build a single family residence.

John Bluemke – This will be laid over to the July meeting.

5) A petition by Patrick Hintze, Manager, Ultimate Retreats, LLC, owner, New Berlin, Wisconsin to rezone from Agricultural to Recreational and from Recreational to Agricultural property at W10851 Highway 127, described as part of the SW ¼ of the SE ¼ and part of the NW ¼ of the NE ¼, and part of the NE ¼ of the NE ¼, Section 27, Town 13N, Range 8E, Town of Lewiston. Intent: To build a trap range and two additional lodges.

John Bluemke – Gives staff report.

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

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

Patrick Hintze – 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?

Patrick Hintze – No.

Harlan Baumgartner – The Public Hearing is closed.

Motion by John Healy, seconded by Phil Baehler to recommend approval of the rezoning request subject to the submittal of a copy of the recorded Deed Restriction between the Town and the owner to the Planning and Zoning Department. Motion carried unanimously.
6) A petition by Patrick Hintze, Manager, Ultimate Retreats, LLC, owner, New Berlin, Wisconsin for a Conditional Use Permit under Sections 16-1-8(a)(2) and 16-1-13(a)(11) of the Columbia County Zoning Ordinance to build a trap range and two additional lodges on property at W10851 Highway 127, described as part of the SW ¼ of the SE ¼ and part of the NW ¼ of the NE ¼, and part of the NE ¼ of the NE ¼, Section 27, Town 13N, Range 8E, Town of Lewiston.

John Bluemke – Gives staff report.

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

John Bluemke – Asks if we could have a copy of plans for future development.

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


Harlan Baumgartner – The Town Board is on file approving of the Conditional Use Permit.

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

Patrick Hintze – No.

Harlan Baumgartner – The Public Hearing is closed.

Motion by John Stevenson, seconded by Phil Baebler to approve the Conditional Use Permit subject to:

1) This conditional use is not valid until the appropriate rezoning is approved by the Columbia County Board, and the deed restriction between the Town of Lewiston and the owner is recorded with the Register of Deeds.

2) The golf course will be private and only used by guests while at the retreat and will not be open to the general public. The number of holes for the golf course shall not be expanded without review and recommendation of approval by the Town and review and approval by the County.
3) The trap range shall be designed and oriented to meet the standards of the attached trap field safety zone developed by the National Association of Shooting Ranges, and shall only be for one trap house consisting of a maximum of four stations, with hours of operation from 8:00 am to 7:00 pm Monday through Saturday and 8:00 am to 5:00 pm on Sunday. The trap range will be for the private recreational use of guests while at the retreat and will not be open to the general public. The range must be shown on the site approved site plan per the National Association of Shooting Ranges requirement.

4) The maximum number of structures that will accommodate overnight guests shall include the existing two lodges, one that sleeps 12 and will have an attached conference/meeting room and the second that sleeps 6 persons and two proposed 3,000 square foot cabins that can each sleep up to 12 people and are located per the proposed buildings on the approved site plan. If these structures are not built within 5 years of the date of approval a new site plan must be submitted for review and approval.

5) Any changes to the approved site plan pertaining that involve the construction of structures that provide for overnight stays or meetings or can be used for human habitation, or other structures not determined by the Department to be accessory shall be reviewed by the Town and reviewed and approved by the County.

6) No other uses in either the Recreational District or Agriculture District whether outright permitted or, as a conditional use shall be permitted unless they are reviewed and recommended for approval by the Town and reviewed and approved by the County.

7) The Town must review and recommend approval to the County Planning and Zoning Department for all signage.

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 owner 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(e) of the Columbia County Zoning Ordinance or the conditions stipulated by the Conditional Use Permit approved by the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.

Motion carried unanimously.
Motion by Harlan Horton, seconded by John Healy to adjourn. Meeting adjourned at 4:45 PM.

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