PLANNING & ZONING COMMITTEE MINUTES  
JULY 3, 2007

PRESENT: Douglas Richmond, John Healy, Phil Baebler
ABSENT: Fred Teitgen, Tim O'Neil

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

ALSO PRESENT: Harlan Baumgartner, Chair -Columbia County Board of Supervisors

BUSINESS MEETING

12:30 PM

1. Chair Doug Richmond called the meeting to order at 12:30 PM.

2. Certification of Open Meeting Law

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

4. Approval of Agenda

Motion by Mr. Healy to approve Agenda of July 3, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Baebler. Motion carried unanimously.

5. Approval of Minutes

Motion by Mr. Baebler to approve Minutes of June 5, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Healy. Motion carried unanimously.

6. Department Report
   a. Financial
      • Out of County travel
      • Expenditure Report – Chair Doug Richmond requested YTD Budget comparison totals on quarterly basis

Motion by Mr. Baebler to approve Expenditure Report. Seconded by Mr. Healy. Motion carried unanimously.
b. Comprehensive Planning

Randy Thompson explains that a copy of Columbia County Comprehensive Plan 2030 (Draft) will be distributed to the Board of Supervisors prior to their July 18th meeting. One Open House will occur for County Board and three additional Open Houses will take place for public input. Then any changes and/or edits will take place.

A Public Hearing for the recommended plan will take place on September 4th at 6:00 pm after the regular Planning and Zoning Committee Meeting.

c. Enforcement

Mike Stapleton reviews Enforcement Report. Country Life Ministries restaurant in the Town of Lewiston has two structures without permits and a septic system which was permitted for residential use only.

d. Ordinance Update

Harlan Baumgartner inquires the definition of a kennel and about barking dogs and Mr. Bluemke states it would be an enforcement issue.

Mr. Bluemke inquires about drafting language related to sign regulations in the Zoning Ordinance and the consensus of the Committee was to review a proposal at their next meeting.

2:00 PM
7. View Sites

4:00 PM
8. Public Hearing

Item I – Zoning Change – Agricultural to Single Family Residential & Agricultural to Agricultural with Agricultural Overlay – Robert Rittmeyer and James, Petitioners and Owners – Town of Arlington

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. Healy to approve rezoning from Agricultural to Single Family Residential and Agricultural to Agricultural with Agricultural Overlay.**

Seconded by Mr. Baebler.

**Motion carried unanimously.**


Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and states that easements have been secured. Explains that existing lines will be taken out and replaced with new poles.

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

Chair Doug Richmond asks if anyone is against the petition.

Roger Reible, Town of Leeds was present, Minutes on file. Town recommended approving the Conditional Use Permit.

**Motion by Mr. Baebler to approve Conditional Use Permit for an Electrical Transmission Line and adopt the findings, conclusions and conditions.**

Seconded by Mr. Healy.

**Motion carried unanimously.**

**Findings**

1. The project is a multi-jurisdictional project between companies, ATC and WI Power and Light.
2. The project will assist in making electric service in the area more reliable.
3. The application complies with the general criteria of Sec. 16-1-18 (e) of the Columbia County Zoning Ordinance.
4. Title 16, Chapter 1 of Columbia County Code of Ordinance is applicable to this site.

**Conclusions**

1. The proposed use is consistent with the purpose and intent of the ordinance.
2. The proposed use complies with all applicable standards and criteria.
3. The application qualifies for a Conditional Use Permit.
Conditions

1. The applicant and owner shall comply with and obtain all necessary permits required by applicable federal, state and location regulations.

Item III – Conditional Use Permit – Robert and Joann Skare, Petitioners and Owners – Wireless Communication Tower - Town of Wyocena

-Postponed until August 7th Planning & Zoning Committee Meeting per petitioner’s request-

Item IV – Zoning Change – Richard and Nancy Marquardt, Petitioners and Owners – Agricultural to Single Family Residential and Agricultural to Agricultural with Agricultural Overlay – Town of Dekorra

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and adds that property is next to a golf course and they want to expand it.

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.

Motion by Mr. Healy to approve rezoning from Agricultural to Single Family Residential and Agricultural to Agricultural with Agricultural Overlay. Seconded by Mr. Baebler. Motion carried unanimously.

9. Adjourn

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

Next meeting at Columbia County Administration Building Meeting adjourned at 4:30 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