PLANNING & ZONING COMMITTEE MINUTES
JULY 6, 2010

PRESENT: Debra L. Healy Wopat, Mike Weyh, Fred Teitgen, Doug Richmond, Harlan Baumgartner

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

ALSO PRESENT: Jim Grothman – Grothman & Associates SC, Kevin Kessler – Chair, Planning Commission - Town of West Point

BUSINESS MEETING

2:30 PM

1. Chair Richmond called the meeting to order at 2:30 PM

2. Certification of Open Meeting Law

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

4. Approval of Agenda

Motion by Mr. Teitgen to approve Agenda of July 6, 2010 Planning & Zoning Committee Regular Meeting & Public Hearing with the addition of Board of Adjustment member and August Planning & Zoning Meeting topics.
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

5. Approval of Minutes

Motion by Vice Chair Baumgartner to approve Minutes of June 1, 2010 Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Teitgen.
Motion carried unanimously.

6. Waiver of Access Janet & John Evert - Town of West Point

Mr. Weyh asks what parameters are used to grant these waivers.

Mr. Bluemke explains these requests are considered on a case by case basis and that in this case allowing for waiver and using a shared driveway means there will only be one point of ingress and egress on Jensen Road.
Mr. Stapleton explains that language from the Subdivision Ordinance requires 66’ which is intended for future road development.

Kevin Kessler, Chair, Planning Commission - Town of West Point states they are still finalizing plans for eagle protection.

Motion by Vice Chair Baumgartner to recommend approval of Waiver of Access (Tax Parcel 425.A) for Lot 2 with 33’ of frontage subject to the following conditions:

1. A note being placed on the CSM that “The Planning and Zoning Committee approved a variance for Lot 2 to have no frontage on a public road on 7/6/2010”.

Seconded by Mr. Teitgen
Motion carried unanimously.

7. Waiver of Access Agnes Granger – Town of Lewiston

Mr. Teitgen asks why driveway heading north from Lot 2 isn’t shown on the survey.

Mr. Grothman explains information normally not indicated on survey. Existing driveway is 66’ width in case it becomes a Town Road.

Mr. Teitgen asks if Lot 1 will share access and then turn north to access property.

Mr. Grothman responds “yes”.

Vice Chair Baumgartner asks if there is a Driveway Agreement.

Mr. Grothman explains there will be a new Easement drafted for Lot 1.

Motion by Mr. Teitgen to recommend approval of Waiver of Access (Tax Parcels 533 & 534) for Lot 2 with 33’ of frontage subject to the following condition:

1. A note being placed on the CSM that “The Planning and Zoning Committee approved a variance for Lot 2 to have 33’ of frontage on a public road on 7/6/2010”.

Seconded by Ms. Healy Wopat.
Motion carried unanimously.

8. Department Report
a. Planning Update - Mr. Thompson has no new information to report.
b. Enforcement – Mr. Stapleton reviews the Enforcement report.

c. Financial
   - Out of County travel

   Mr. Bluemke to attend DATCP meeting on July 12th in Madison and State Planning Director meeting on July 23rd in Stevens Point.

   **Motion by Mr. Teitgen to approve Out of County travel.**
   **Seconded by Mr. Weyh.**
   **Motion carried unanimously.**

   - Expenditure Report

   **Motion by Mr. Weyh to approve Expenditure Report.**
   **Seconded by Mr. Teitgen.**
   **Motion carried unanimously.**

d. Ordinance Update

   - Town Advisory Committee Update

   Mr. Bluemke discussed Agricultural Districts at the last meeting with the intention of forwarding to the Townships.

   Decision was to use current District and add siting criteria and move forward.

   Ms. Healy Wopat suggests moving forward with the Ordinance revision and not worry about Farmland Preservation.

   Mr. Weyh comments same statement was made at the last Planning & Zoning Committee meeting.

   Mr. Bluemke states he will bring over current language by August meeting.

   Ms. Healy Wopat asks if DATCP would be involved with the ordinance rewrite.

   Mr. Bluemke said they would not be involved with the rewrite because the Agriculture District in the updated ordinance is essentially the same as the current certified district.

   Meeting is set for July 28th to present siting criteria addition to the current Agricultural District ordinance.
• ACT 23 Farmland Preservation
• Board of Adjustment

Don Nelson (Town of Newport) is willing to serve as alternate Board of Adjustment member.

**Motion by Mr. Teitgen to recommend Donald Nelson as alternate Board of Adjustment member.**
**Seconded by Ms. Healy Wopat.**
**Motion carried unanimously.**

• Planning & Zoning Meeting for August, 2010

Need to conduct August meeting because Budget will require Planning & Zoning Committee approval.

Chair Doug Richmond suggests postponing the Public Hearing until September and meet on August 3rd at 2:00 pm.

**4:00 PM**

9. Public Hearing

**Item I- Zoning Change - Agricultural to Rural Residential and Agriculture to Agriculture with Agricultural Overlay – Evelyn Priem, Petitioner and Owner — Town of Columbus**

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report with removal of Driveway Easement requirement.

Chair Doug Richmond asks why property line isn’t to the corner?

Mr. Bluemke explains that sometimes it is difficult to survey a 40 line.

Chair Doug Richmond asks if anyone has any questions.

Petitioner was present and did not have anything to add.

Chair Doug Richmond asks if anyone is in favor of petition. (no comments)

Chair Doug Richmond asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.
Mr. Richmond closes Public Hearing.

Motion by Mr. Teitgen 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 Vice Chair Baumgartner.
Motion carried unanimously.

Item II- Zoning Change – Agricultural No. 2 to Agricultural, Richard J. Stark, Petitioner and Owner – Town of Marcellon

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Chair Doug Richmond asks if anyone is in favor of petition. (no comments)

Chair Doug Richmond asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Doug Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve rezoning from Agricultural No. 2 to Agricultural effective upon Town approval and recording of the Certified Survey Map and the access easement.
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

Item III- Zoning Change – Agricultural to Rural Residential and Agriculture with Agricultural Overlay, John & Janet Evert, Petitioners and Owners – Town of West Point

Chair Doug Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Chair Doug Richmond asks if anyone is in favor of petition. (no comments)

John Keefe
9439 CTH Y
Sauk City, WI
Representative of the Ferry Bluff Eagle Council. Here to support petitioner along with the Town of West Point. The Evert’s have divided their property with low density in order to maintain farmland and environmental habitat. They should be commended for their efforts.

Ms. Healy Wopat inquires about “scenic easement” on northeast side of the property.

Kevin Kessler - Chair, Planning Commission - Town of West Point explains this is not open to the public. Thanks Mr. Bluemke and staff for being flexible. Everts have a critical need to move along quickly. The Town of West Point has not taken final action. Eagle habitat protection and covenants will be created. Lot 1 restricts activities during winter roosting months. The Town Board will be meeting this Thursday.

Chair Doug Richmond asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Doug Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve rezoning from Agricultural to Rural Residential and Agricultural with Agricultural Overlay effective upon recording of the Certified Survey Map, the driveway easement and covenants required by the Town.
Seconded by Ms. Healy Wopat.
Motion carried unanimously.

10. Adjourn

Motion by Vice Chair Baumgartner to adjourn meeting.
Seconded by Mr. Teitgen.
Motion carried unanimously.

Meeting adjourned at 4:20 PM.

Respectfully submitted,

[Signature]

Mike Weyh, Secretary
Planning and Zoning Committee
Recording Secretary
Susan Runnion, Office Administrator

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