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

Also Present: Harlan Baumgartner and Sarah Lloyd

Approval of Agenda: Per John Bluemke, regarding the enforcement report, Mike Stapleton has sent letters and is working on things but there is no report at this time. In it’s place John would like to talk about the site visit policy.

Motion by Fred Teitgen, seconded by Phil Baebler to approve the agenda as adjusted. Motion carried unanimously.

Approval of Minutes – Motion by Fred Teitgen, seconded by John Healy to approve the minutes of July 5, 2006. Motion carried unanimously.

Department Report

Out of County Travel – Per John Bluemke, none at this time.

Approval of Vouchers – John Bluemke explains increase. Motion by Fred Teitgen, seconded by John Healy to approve. Motion carried unanimously.

2007 Budget – All of the Committee have copies. John Bluemke explains there’s basically no increase and actually there’s a slight decrease. He’s looking for approval so it can go on to the Finance Committee for approval. Motion by John Healy, seconded by Fred Teitgen to approve to go to Finance Committee. Motion carried unanimously.

Site Visit Policy - John Bluemke – This revolves around the rezoning, not the conditional use applications. If the application is not controversial there may be no need to go to the site. We have
materials in the office to look at such as air photos, planning information, Town information, etc. so it may not be necessary to go to the actual site. Motion by Tim O’Neil, seconded by Fred Teitgen to approve. Motion carried unanimously.

Comprehensive Planning – Randy Thompson hands out information which he explains to the Committee. This is what was discussed at the last CPAC meeting.

John Bluemke talks to the Committee about the applications for the September meeting and tonight’s upcoming meeting. Laid over items are at decision points. Harvey Miller – we need a site plan yet. ATC – received two other items that he passes out to the Committee and explains. Shows areas on the map and further explains.

Meeting recessed at 2:20 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, Douglas Richmond, John Healy and Timothy O’Neil

Present from the Planning and Zoning Office: John Bluemke and Debby Olrick

1) A petition by Harvey E. Miller, Pardeeville, WI, for a Conditional Use Permit under Section 16-1-5(b)(2)(j) Farm Family Business of the Columbia County Zoning Ordinance to operate a harness shop and fabric store on property at W5423 Military Road, located in part of the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼, Section 14, T13N, R10E, Town of Marcellon. A map of the land is on file in the Planning and Zoning Department.

This Conditional Use Permit was laid over from the July 5th meeting.

John Bluemke: The public hearing was closed in July and more information was asked of the applicant. The applicant indicated information was on the way. There was an extra condition put in
regarding the parking plan. The staff recommendations are still the same except there are 6 conditions versus 5.

Motion by John Healy, seconded by Tim O’Neil to approve with the recommendations of the staff report. Motion carried unanimously.

2) 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, T12N, R9E, Town of Pacific, and Sections 19, 20, 21, 26, 27 and 28, T12N, R10E, Town of Wyocena. A map of the land is on file in the Planning and Zoning Department.

This Conditional Use Permit was laid over from the June 6th meeting.

John Bluemke: A public hearing was held previously and has been closed. More information was requested. We listened to opinions for and against and asked for information on the 345 corridor and more was provided. Shows the line on the map for the 345 corridor, if it went along there no conditional use permit would be required. Explains the blue line on the map and that the County has no jurisdiction in the Village of Wyocena.

DAN STANFORD: I’m the Attorney for ATC. We’ve supplied an amended application and have given greater detail for the need of the project and options. Maps have been supplied. The Board asked ATC to explore alternatives and they have provided them. There are two alternatives. All are partially in the Village of Wyocena. The blue lines are variations of the preferred route. Changing the eastern portion is in the Committee’s jurisdiction.

Brian Fischer, Jon Garvin and Andy Schaeve are here with ATC today to answer questions.

This would be half a million dollars less expensive but will have the same general impact. ATC will take a look at the impact on the Community so we gain for ourselves as well. The graphic representations identify ATC systems and is current as demand exists.
The N-1 contingency analysis will look at this intact and remove the lines. Storms do take out power. A failure could occur due to storms, cars hitting poles, winds, etc. Large portions of Columbia County voltage drops below the maintable levels which occur in brown outs or black outs. That’s non-existent with the new proposal we brought to Columbia County. If a segment goes out you can still render service to Alliant Energy, as ATC does not supply service except through Alliant. If we use the newly constructed line it would save money. It would save twice by moving the existing distribution line to the transmission line.

The wooden pole shows the type of construction intended by ATC. The 85’ pole has 10’ of it buried in the ground, so a 75’ pole in the air would be seen. There will be 25’ - 30’ in a number of places alternating the distribution line to the transmission lines.

Mr. Landsverk and his wife, Mr. Dosemagen and his wife and John Landsverk have allowed ATC to do an analysis on their farm. The structure will be on the other side of STH 16, opposite the farm, or where the pastureland is.

FRED TEITGEN: With the alternating line being the blue line, will there be a lesser amount of pole strings through the countryside?

ANDY SCHAEVE/ATC: Shows certain segments on the map where they will be able to reuse structures. Average spacing between poles is 275’ – 300’. Shows segments where light duty steel poles only will be used.

FRED TEITGEN: Questions the ½ million dollars more for the existing corridor.

ATTORNEY DAN STANFORD: It’s the difference between the blue route and due to the nature of the structures, dead end, angle or tangent structures -explains.

FRED TEITGEN: DNR review – written response not satisfying.

ATTORNEY DAN STANFORD: The DNR looks at alternatives, wetlands or paralleling DOT right-of-way on a major highway. Explains
alternatives, wetland analysis and what the DNR would and would not permit.

JOHN BLUEMKE: The DNR has given permits to put structures in wetlands along STH 16.

TIM O'NEIL: Questions arms on one side of the pole being used leaving room on the existing poles for additional lines in that portion.

ATTORNEY DAN STANFORD: There is one set of wires and one set of poles. There might be 3 or 4 circuits – explains.

ANDY SCHAEVE: STH 16 – the west side of STH 16 was originally designed for 2 large circuits on each side. Poles with 2 sets are full. There is an adjacent circuit on the same right-of-way with a whole new series of poles.

PHIL BAEBLER: What did we do with the car dealer from the last hearing?

JOHN BLUEMKE: He is in the Village and we have no jurisdiction there.

DOUG RICHMOND: Is this proposed for life as a proposed upgrade?

ATTORNEY DAN STANFORD: The need for greater capacity would add 138 capacity on the same structure on a 10-year plan. Beyond the 10 years there is no increase required. We look at a system twice a year with a 10-year assessment. We do what we need to do to insure adequate service. There is nothing bigger or nothing more in that 10-year period.

ANDY SCHAEVE: The influence for voltage support in the area and new distribution companies have their input such as Alliant Energy.

DOUG RICHMOND: Do they own the transmission line out of the dam in Prairie du Sac?

ATTORNEY DAN STANFORD: If the hydroelectric lines are directly going out, we own it.
JOHN BLUEMKE: Questions getting a copy of the agreement with Landsverks for the Committee.

ATTORNEY DAN STANFORD: The owners come first, it’s a two party agreement. I am reluctant to give it to you, as a record submitted to you becomes public. I would share the nature of the agreement.

JOHN BLUEMKE: We would like something to say they’re happy with what’s been done.

FRED TEITGEN: Are there CUP conditions drafted from last month?

JOHN BLUEMKE: In terms of conditions, I can think of nothing that would apply.

TIM O’NEIL: What about reassurance that the Landsverk agreement has been reached?

ATTORNEY DAN STANFORD: A joint letter between myself and Attorney Waddle can be made available to the Committee.

Motion by Tim O’Neil, seconded by Fred Teitgen to approve as submitted subject to the submittal of the letter between Attorney Stanford/ATC and Attorney Waddle/Landsverk. Roll call vote taken. Motion carried unanimously.

3) A petition by Columbia County, Portage, WI, for a Conditional Use Permit under Sections 16-1-8(a)(2)(c) and 16-1-18 of the Columbia County Zoning Ordinance to build an outdoor pistol/rifle range on land on County Highway P, Section 6, T12N, R11E, Town of Springvale. A map of the land is on file in the Planning and Zoning Department.

John Bluemke goes over the staff report.

FRED TEITGEN: In supervising the use of the range, will there be a trained person there and can that be stated as a condition of use?

SERGEANT RICHARD HOEGE/COLUMBIA COUNTY SHERIFF’S DEPT.: I would suggest wordage to say certified firearms instructor. The hours of operation are 8:00 AM – 8:00 PM for live fire training. I would like
you to consider canine training and SWAT training. SWAT training could be at night and canine training would be during the day. The Town board is aware of the hours. There is little if any noise impact.

JOHN BLUEMKE: Item #2 – 8:00 AM – 8:00 PM conducted under the supervision of a certified firearms instructor.

TIM O’NEIL: Condition #5 – Is no disposal system necessary? Where are the trainees going to go?

JOHN BLUEMKE: A structure with no running water requires no sanitary permit under the regulations of our Ordinances.

SEREGEANT RICHARD HOEGE: We schedule 2 hour blocks for training as most trainees are already on duty. The SWAT training might be there for 4 hours. We do have females on training sessions, so then we would get a portable potty.

DOUG RICHMOND: Anyone in favor of the petitioner?
No response.
Anyone in opposition to the petitioner?
No response.

DOUG RICHMOND: Comments from the Town Board?

JOHN HEALY: Chair of the Town of Springvale. The Plan Commission is ok and the Town Board is ok. The Town specified that this would be for the Sheriff’s Department only.

DOUG RICHMOND: The public hearing is closed.

Motion by Fred Teitgen, seconded by Phil Baebler to approve with conditions as amended. Motion carried unanimously.
Motion by Fred Teitgen, seconded by Phil Baebler to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:00 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