PLANNING & ZONING COMMITTEE MINUTES
SEPTEMBER 2, 2008

PRESENT: Douglas Richmond, Phil Baebler, John Healy, Fred Teitgen, Harlan Baumgartner

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

ALSO PRESENT: Robert Westby, Vice Chair -Columbia County Board of Supervisors

BUSINESS MEETING

12:30 PM

1. Vice Chair Baumgartner called the meeting to order at 12:30 PM.

2. Certification of Open Meeting Law

3. Roll Call-

4. Approval of Agenda

Motion by Mr. Healy to approve Agenda of September 2, 2008 Planning & Zoning Committee Regular Meeting & Public Hearing with the addition of Conditional Use Permit/Town of Dekorra. Seconded by Mr. Teitgen. Motion carried unanimously.

5. Approval of Minutes

Motion by Mr. Teitgen to approve Minutes of August 5, 2008 Planning & Zoning Committee Regular Meeting & Public Hearing. Seconded by Mr. Baebler. Motion carried unanimously.

6. Department Report
   a. Planning Update
   b. Enforcement
      Mr. Stapleton reviews Enforcement Report.
   c. Financial
      • Out of County travel –Mr. Stapleton to attend Wisconsin County Code Administrator Conference at the Leopold Center in Sauk County.
Motion by Mr. Teitgen to approve Out of County Travel. Seconded by Mr. Baumgartner.  
Motion carried unanimously.

- Expenditure Report  
Motion by Mr. Healy to approve Expenditure Report. Seconded by Mr. Baebler.  
Motion carried unanimously.

d. Ordinance Updates  

Sign Regulations  

Mr. Bluemke offers to answer questions related to proposed Sign Ordinance.

Mr. Roffers (Vandewalle & Associates) comments that he feels the ordinance is well written and reasonable. He states that it is lengthy but useful for clarity. He would encourage adopting the proposed document.

Vice Chair Baumgartner inquires about requirement to monitor construction of permanent off-premise signs for plywood base material.

Mr. Roffers agrees it would be difficult to monitor and Item 5 last sentence could be removed.

Vice Chair Westby, Vice Chair -Columbia County Board of Supervisors felt that several Supervisors said they would be voting to adopt the Ordinance. He felt it would be accepted by the County Board this time.

Mr. Eric Anderson  
N5740 Sky High  
Portage, WI

Unable to comment on changes at this time. Appreciates the cooperation that has occurred with the Planning and Zoning Committee.

Motion by Vice Chair Baumgartner to present the Board of Supervisors a revised Sign Ordinance for consideration at the September 17, 2008 Columbia County Board of Supervisors Meeting. Seconded by Mr. Baebler.  
Motion carried unanimously.
Mark Roffers, Principal Planner from Vandewalle & Associates
Proposed Agricultural District

Mr. Bluemke reports that a letter was sent to each Town Chair soliciting Town representation for the Advisory Committee. The Committee is planning to meet the 4th Wednesday of each month at approximately 6:00 pm.

Mr. Roffers suggests that the proposed Agricultural District siting standards should read as stated in County Comprehensive Plan. Suggests adding word "portion" of replacement dwelling is within 100 feet of the existing dwelling on Line 124.

Mr. Bluemke states that siting criteria should be determined by the Town.

Mr. Bluemke suggests making the revision and return to Planning & Zoning Committee in October.

Mr. Baumgartner suggests Planning and Zoning Committee meet prior to County Board on September 17th to review revision. Then the Public Hearing can occur at October Planning & Zoning Committee.

Motion by Mr. Healy to prepare revised Agricultural District for October 7th Planning & Zoning Committee Public Hearing.
Seconded by Mr. Baumgartner.
Motion carried unanimously.

Stormwater Management E-mail from Kurt Calkins

Decision made to invite Kurt Calkins to next Planning & Zoning Committee meeting to discuss stormwater management.

Conditional Use Permit-North Pointe Investments – Town of Dekorra

Site plan has been revised since Conditional Use Permit approval. McDonald’s has pulled out of the project.

Mr. Bluemke inquires if Committee would prefer to consider a new CUP or revised site plan? Keep in mind that the process will set precedence for similar situations in the future.

Committee decides they will review the revised site plan at a future Planning and Zoning Committee meeting.

2:00 PM
7. View Sites
4:00 PM

8. Public Hearing

Item I- Zoning Change – Highway Interchange to Single Family Residential, Marilyn Theis, Petitioner and Owner – Town of Fort Winnebago

Chair Richmond opens Public Hearing.

Mr. Bluemke presents the staff report.

Chair Richmond asks if anyone has any questions.

Petitioner was present and did not have anything to add.

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

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

Town Board not present, but Minutes on file. Town recommended approving rezoning.

Chair Richmond closes Public Hearing.

Motion by Mr. Teitgen to approve rezoning from Highway Interchange to Single Family Residential.
Seconded by Mr. Baumgartner.
Motion carried unanimously.

Item II- Zoning Change – Agricultural to Agricultural II, Clarence Nelson, Jr., Petitioner and Owner – Town of Newport

Chair Richmond opens Public Hearing.

Mr. Bluemke presents the staff report. Correction in Staff Report, acreage should read 13.08 throughout.

Mr. Teitgen inquires about access from Peterson Road.

Town did not have a problem with access.

Chair Richmond asks if anyone has any questions.

Petitioner was present and did not have anything to add.

Petitioner asks why staff report states "does not fully comply".
Mr. Bluemke explains that it doesn't meet the State criteria for land being removed from Agricultural District.

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

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

Town Board present and recommended approving rezoning.

Chair Richmond closes Public Hearing.

Motion by Mr. Healy to approve rezoning from Agricultural to Agricultural No. 2 effective upon recording of a proper legal document combining the parcels into one property with a single metes and bounds boundary description.  
Seconded by Mr. Teitgen.  
Motion carried unanimously.

9. Adjourn

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

Meeting adjourned at 4:15 PM.

Respectfully submitted,

Fred Teitgen, Secretary  
Planning and Zoning Committee

Recording Secretary  
Susan Runnion  
Office Administrator

cc: Committee Members  
Debra Wopat, County Board Chair  
Robert Westby, County Board Vice Chair