PLANNING & ZONING COMMITTEE MINUTES  
OCTOBER 2, 2007

PRESENT: Douglas Richmond, Phil Baebler, Tim O’Neil, John Healy

ABSENT: Fred Teitgen

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

BUSINESS MEETING

10:30 AM

1. Chair Doug Richmond called the meeting to order at 10:30 AM.

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 October 2, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. O’Neil. Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. Baebler to approve Minutes of September 4, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Healy. Motion carried unanimously.

6. Department Report
   a. Financial
     - Out of County Travel - Mike Stapleton traveling to Wisconsin Dells for Wisconsin County Association and State Planning Directors will meet in Stevens Point.

   Motion by Mr. O’Neil to approve Out of County travel. Seconded by Mr. Baebler. Motion carried unanimously.
Expenditure Report

Motion by Mr. Healy to approve Expenditure Report. Seconded by Mr. O’Neil.
Motion carried unanimously.

b. Comprehensive Planning
Randy Thompson reviews Town’s pursuing recommended Comprehensive Plans.

c. Enforcement
Mike Stapleton reviews report. Vernon and April Carlson should be added to October Agenda.

d. Sign Ordinance
Mr. Bluemke suggests St. Croix Sign Ordinance as possible sample ordinance with minor revisions.

Mr. Richmond suggests that Mr. Ken Jahn receive a copy and provide feedback from industry perspective. He could critique matters such as location, size and sign appearance which would not be our area of expertise. Mr. Richmond suggests continuing on fast track with rapid ordinance adoption.

12:00 PM
7. View Sites

4:00 PM
8. Public Hearing

Postponed Item
Item I – Conditional Use Permit (Laid over from July 3, 2007) – Richard Gust, Petitioner, Robert and JoAnn Skare, Owners – Town of Wyocena – Wireless Communication Tower

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.
Dan Johnson  
N5686 Pease Road  
Pardeeville, WI  

Owns airport south of proposed tower. Town Board denied first request because of obstruction and hazard.

John Prescott  
N5618 Old USH 16  
Rio, WI  

Directly in line with East/West runway. It is a hazard.

Vaneece Prescott  
N5618 Old USH 16  
Rio, WI  

When we had runway approved the Town Board asked if problem for neighbors. Everyone said it was ok at that time. Second priority was to determine if it would be used commercially. This will be an obstruction the flight path.

Phil Hodgson  
N5710 Pease Road  
Pardeeville, WI  

This is a residential area; will it cause problems in the future?

Gloria Hodgson  
N5710 Pease Road  
Pardeeville, WI  

Inquires about how the land is zoned?

Mr. Bluemke explains that the zoning will remain Agriculture.

Dan Johnson inquires about the original proposal and the other three available sites.

Edward Deford/US Cellular responds that more towers are needed every few miles. Any additional towers would be shorter in height.

Town Board not present, but Minutes on file. Town recommended approving the Conditional Use Permit.

Mr. O’Neil asks if the landing strips are lighted or generally not used at night.

Dan Johnson replies that they are not used at night.
Mr. Richmond asks US Cellular Representative about implications of using other three site alternatives?

Mr. Deford offered to light tower if needed.

*Motion by Mr. O’Neil to approve Conditional Use Permit for Wireless Communication Tower and adopt the findings, conclusions and conditions.*  
*Seconded by Doug Richmond. Motion was not passed.*  
*Roll Call Vote -*  
*Mr. Healy – No, Mr. Richmond – No, Mr. Baebler – No, Mr. O’Neil – No*

**Item I – Zoning Change – Agricultural to Rural Residential, Rick Engel, Petitioner and Owner – 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 Rural Residential effective upon the Certified Survey Map being recorded.*  
*Seconded by Mr. O’Neil.*  
*Motion carried unanimously.*

**Item II – Zoning Change – Agricultural to Industrial, Vernon Hohl, Petitioner and Owner – Town of Caledonia**

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present along with representative Attorney Bob Sweeney. Mr. Sweeney explains that Vern Hohl resides on property and business has been in existence for 30 years. Needs rezoning in order to store 28,000 gallons of propane on site. Neighbors did not speak in opposition at Town level. Petitioner requires delivery trucks to be parked on site.

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 disapproval of the rezoning.

**Motion by Mr. Baebler to deny the rezoning.**
**Seconded by Mr. O'Neil.**
**Motion to deny carried unanimously.**

**Item III – Zoning Change – Agricultural to Rural Residential, Judy Fish, Petitioner and Owner – Town of Dekorra**

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 rezoning.

**Motion by Mr. Baebler to approve rezoning from Agricultural to Rural Residential.**
**Seconded by Mr. O'Neil.**
**Motion carried unanimously.**

**Item IV – Zoning Change – Agricultural to Single Family Residential, Neil A. McDermott, Petitioner and Owner – Town of Dekorra**

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner not present, but represented by Attorney Jeff Clark. Driveway an issue at this time and will be resolved with accessor plat.

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

Item V – Condition Use Permit – North Point Plaza. Petitioner and Owner – Town of Dekorra – Convenience Store with Gas and Diesel Pumps and McDonald’s Restaurant

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner and representative Attorney Jeff Clark were present.

Chair Doug Richmond asks what will occur with existing C-store.

Attorney Jeff Clark replies the C-Store will be torn down. Explains that Harry Brar, proprietor of North Point Plaza, is very proud of proposed site. Not typical McDonald’s and the design revitalizes the entire corner. Best model that the Town of Dekorra could ask for – sets the standards high.

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 of file. Town recommended approving the Conditional Use Permit.

Motion by Mr. O’Neil to approve Conditional Use Permit for Convenience Store with Gas and Diesel Pumps and McDonald’s Restaurant and adopt the findings, conclusions and conditions.
Seconded by Mr. Baebler.
Motion carried unanimously.

Findings:

1. The property will be owned North Point Real Estate Investments, LLC.
2. The Dekorra Town Board has reviewed and recommended approval of the Conditional Use Permit.
3. Title 16, Chapter 1 of Columbia County Code of Ordinance is applicable to this site.
Conclusions:

1. The application qualifies for a Conditional Use Permit
2. This is a redevelopment of a site and the uses are consistent with the purpose and intent of the ordinance.
3. The petitioners are local businesses that can achieve economies of scale by expanding in its current location.
4. The use is consistent with the Town of Dekorra Comprehensive Plan.
5. The use is similar to commercial uses within Columbia County for which there has been no documented evidence submitted that the other commercial facilities have been detrimental to or endangered nearby residents or business.
6. The Town regulatory process adequately addressed the primary site and design issues associated with the redevelopment.
7. The incorporation of more than one lot and the expanded site plan are compatible with the commercial character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.

Conditions:

Staff recommends approval of the Conditional Use Permit for a travel plaza that will include a convenience store, gas station, restaurant with a drive-thru, car wash, a truck stop and parking and new signage for property in the Town of Dekorra owned by North Point Real Estate Investments, LLC at the northeast intersection of CTH CS and J subject to the following conditions:

1. The approvals of the Town of Dekorra are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said conditions, unless an individual condition is specifically included below as a condition of approval. In the event the Town submits a finding of noncompliance with any item of the above referenced letter for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to review the Conditional Use Permit.
2. The Conditional Use Permit becomes effective upon approval by the Committee; however, if North Point Real Estate Investment, LLC does not combine the project properties into one individual lot by February 28, 2008 the project must come back to the Committee for review.
3. The site shall be developed, buildings constructed, new signage installed, and the site landscaped per the following submitted plans:
   - The project site plan – SP1.1
   - New monument signs – SP1.3 (If at the time a zoning permit is requested for the signs the current sign regulations are still in place, a variance will be necessary to maintain setbacks in the site plan – SP1.1)
   - Walls signs per elevations – A2.1 and A2.2
- Elevations for a wall sign on the car wash – A2.4
- Landscape Plan – LSP1.1

4. No additions to any structures shown on the approved site plan are allowed unless this Conditional Use Permit is amended.

5. The landscaping plan approved by the Town to be installed by November 1, 2008, or as approved by the Zoning Administrator. The landscaped area, including any mulch and edging and lawn shall be maintained, and all planting shall be maintained and replaced if diseased or dead.

6. New lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from an adjacent property or the highway. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.

7. The operator shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

Amendments to March 1, 2007 Site Plan:

It was noted that this project will impact a site plan that was approved for a minor truck repair facility on Lot 2 of CSM 2306. Staff recommends that the site plan for the Pro-lube project approved on March 1, 2007 be amended to include portions of site plan (SP1.1) that relate to parking and ingress and egress to Lot 2 of CSM 2306 and the landscape plan (LSP1.1). In addition condition 7, which prohibited parking for more than 24 hours, should be deleted.

Motion by Mr. O’Neil to approve Amendments to Site Plan
Seconded by Mr. Baebler.
Motion carried unanimously.

Item VI – Zoning Change – Agricultural to Single Family Residential, James and Dagmar Owen, Petitioners and Owners – Town of Fountain Prairie

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 Supervisor present and Town recommended approving.
Motion by Mr. Baebler to approve rezoning from Agricultural to Single Family Residential effective upon the Certified Survey Map being recorded.
Seconded by Mr. Healy
Motion carried unanimously.

Item VII – Zoning Change – Agricultural to Single Family Residential, James and Dagmar Owen, Petitioners and Owners – Town of Fountain Prairie

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 Supervisor present and Town recommended approving.

Motion by Mr. Baebler to approve rezoning from Agricultural to Single Family Residential effective upon the Certified Survey Map being recorded.
Seconded by Mr. Healy
Motion carried unanimously.

Item VIII – Zoning Change – Agricultural to Rural Residential, Nelson Grain Farms, LLC, Petitioner and Owner – Town of Leeds

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present (Wayne and Scott Nelson) 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 present and Town recommended approving without Agricultural Overlay.

Motion by Mr. Healy to approve rezoning from Agricultural to Rural Residential upon recording of Certified Survey Map.
Seconded by Mr. O’Nell.
Motion carried unanimously.
Item IX - Zoning Change - Agricultural to Single Family Residential - Joseph and Catherine Hellenbrand, Petitioners and Owners - Town of Lodi

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 and Town recommended approving.

Motion by Mr. O’Neil to approve rezoning from Agricultural to Single Family Residence.
   Seconded by Mr. Teitgen.
   Motion carried unanimously.

9. Adjourn
   Motion by Mr. Baebler to adjourn meeting. Seconded by Chair Doug Richmond.
   Motion carried unanimously.

Next meeting at Columbia County Administration Building
Meeting adjourned at 6:00 pm.

Respectfully submitted,

[Signature]

Fred Teitgen, Secretary
Planning and Zoning Committee
Recording Secretary

Susan Rummion
Office Administrator

cc: Committee Members
Harlan Baumgartner, County Board Chair
Debra Wopat, County Board Vice Chair
Susan M. Moll, County Clerk