Tuesday, November 1, 2005

Planning and Zoning Committee Regular Monthly Meeting and Public Hearings
Columbia County Administration Building
Portage, WI 53901

12:00 AM

Meeting called to order by Chair, Harlan Baumgartner

Present – Harlan Baumgartner, John Stevenson, John Healy, Harlan Horton and Phil Baebler

Staff members present – John Bluemke and Michael Stapleton

Also present – Barry Pufal, Susan Martin. Jim Grothman was present for the discussion on land division issues.

Certification of Open Meeting Law.

Meeting agenda presented for review & approval. Motion by Healy, 2nd by Baebler, to approve as presented. Carried.

October meeting minutes presented for review. Motion by Horton, 2nd by Stevenson to approve. Carried.

Preliminary Plat for April Meadows, Town of Caledonia, presented for review. Plat contains 9 lots, 9.82 acres in area, subdivider still has some adjacent unplatted lands. Town has approved the preliminary plat. Staff recommends approval with conditions as outlined in staff report. Motion by Horton, 2nd by Baebler, to approve with conditions as recommended. Carried.

Discussion of county policy for “farm consolidation” land divisions, and further division of those properties at time after the initial division. Jim Grothman also present for this discussion. Discussed reducing lot area by conveyance to adjacent property owners, which would be allowed. Much discussion regarding further division that actually creates another lot, whether or not rezoning should occur, how the definition of a “farm” does or should impact how we process such divisions. No action taken; staff is to consult with the Corporation Counsel; the Committee will continue the discussion at the December meeting.

Discussion of proposed Committee policy regarding Town action on rezoning petitions. Draft policy statement requires Town action prior to our public hearing. Some Towns prefer to use our public hearing as a means of learning about the details of a rezoning petition before taking action. Town review prior to the public hearing, however, can save a property owner the expense of the public hearing process if the Town disapproves. Revisions to the draft were suggested that would allow for a tabling of a petition at the public hearing if a Town has not acted, so that the public hearing could be continued at the following Committee meeting. The matter will be held over for further consideration at the December meeting.
Discussion of proposed changes to the floodplain maps and ordinance. The new mapping data reclassifies much of the Floodplain No. 2 District as Floodway, which is more restrictive. Letters were presented that were written by the DNR and FEMA in 1983 stating that our ordinance, which contained the Floodplain No. 2 provisions, was in compliance with applicable law. Motion by Healy, 2nd by Baebler, that we write to the DNR requesting specific reasons why the Floodplain No. 2 District cannot be maintained in the ordinance and on our maps, since it was previously approved by the DNR and FEMA. Carried.

Discussion of priority issues for zoning ordinance amendment. Town input will be sought before 1/31/06, after which the PZC will narrow the list to those needing action at this time. A proposal will be prepared for PZC review at the December meeting seeking to correct numerous ordinance errors relating to cross-references. These were created by the renumbering of certain sections of the ordinance, and changing them will have no effect on the actual regulations.

Department report presented. Out of county travel—Brian and Randy will be attending a planning meeting in Madison on November 2, 2005. Motion by Healy, 2nd by Stevenson, to approve out of county travel. Carried.

Vouchers presented for payment. Motion by Horton, 2nd by Stevenson, to approve payment. Carried.

Comprehensive Planning—John passed out a notice for a meeting on November 14—Nancy Elsing will be making a presentation to the CPAC and Town Steering Committees.

Enforcement Report presented by Mike Stapleton.

Baerwolf rezoning—John informed the Committee that the adopted ordinance contained an error in the legal description, and a corrected ordinance would be returned to the County Board at the November session.

Reconvened at 4:00PM

Meeting called to order by Chair, Harlan Baumgartner

Notice of Public Hearings read by John Stevenson, Secretary

Present – Harlan Baumgartner, John Stevenson, John Healy, Harlan Horton and Phil Baebler

Present from the Planning and Zoning Office – John Bluemke
A petition by James V. Lane Portage, Wisconsin to rezone from Agricultural to Rural Residential property on Konkel Road, located in part of the NE ¼ of the NE1/4, Section 27, Town 13N, Range 17E, Town of Lewiston.

John Bluemke – Provided staff report. It was noted that the Town Plan Commission had recommended approval, but that the Town Board had not officially acted upon the request to change to Rural Residential.

Harlan Baumgartner – Any questions of staff by Committee? No Response.

Harlan Baumgartner – comments on action by the Town. The Committee can table the item until the Board acts or recommend approval contingent upon the Town Board approving the rezoning to Rural Residential.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Motion by John Stevenson, second by Harlan Horton – To recommend approval of the rezoning subject to Town Board approval. Motion carried unanimously.

A petition by Shirley Dehler, Columbus, WI to rezone from Agricultural to Agricultural No. 2, property on Mohr Road, located in part of the NE ¼ of the SE ¼, Section 24, T11N, R11E, Town of Otsego.

John Bluemke – Provided staff report.

Harlan Baumgartner – Any questions of staff by Committee? No response.

Harlan Baumgartner – Is petitioner present and wishing to add anything?

Shirley Dehler – No.

Harlan Baumgartner – Anyone in favor of the rezoning request? No response. Anyone in opposition to the rezoning request? No response.

Harlan Baumgartner – Any question of staff by Committee? No response.

Harlan Baumgartner – As petitioner you have last say, is there anything you wish to add?

Shirley Dehler – No.
Harlan Baumgartner – The Public Hearing is closed.

Motion by John Healy, seconded by Phil Baebler to recommend approval of the rezoning from Agricultural to Agricultural No. 2. Motion carried unanimously.

Motion by Harlan Horton, second by John Healy to adjourn. Meeting adjourned at 4:25 PM.

Respectfully Submitted,

John Stevenson, Secretary
Planning and Zoning Committee

Recording Secretary Pro Temp

John Bluemke
Director of Planning & Zoning

Cc: Committee Members
   Susan Martin, County Board Chair
   Jeanne Miller, County Clerk