Tuesday, December 6, 2005

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

10:00 AM

Meeting called to order by Chair, Harlan Baumgartner

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

Present from the Planning and Zoning Office – John Bluemke, Mike Stapleton,
Randy Thompson and Jeannine Baertsch

Also present – Susan Martin - Chair, Columbia County Board of Supervisors

Harlan Baumgartner – Any additions or changes to the agenda?

John Bluemke – Would like to discuss signs. For consideration by the committee – There
is a new development (a mall) coming to Wisconsin Dells. The location is where the old
dog tract used to be near Great Wolf Lodge.

Approval of Agenda with the addition – Motion by John Healy, seconded by Phil Baebler
to approve the Agenda with the addition. Motion carried unanimously.

Approval of Minutes – Motion by John Stevenson, seconded by Harlan Horton to
approve the minutes of the November 1, 2005 Planning and Zoning Committee Meeting.
Motion carried unanimously.

Policy for Town Review – John Bluemke says he ran this by the Corporation Counsel.
Can table rezoning requests for Town Boards’ input. Do not have to close the Public
Hearing. Motion by John Healy, seconded by Phil Baebler to make this a Committee
Policy. Motion carried unanimously.

Out of County Travel – John Bluemke comments. John Bluemke and Mike Stapleton
will be attending a meeting in Dodgeville December 15, 2005 on Flood Plain Update.

Approval of Vouchers – Motion by John Healy, seconded by Phil Baebler to approve the
vouchers. Motion carried unanimously.

Comprehensive Planning – Randy comments. Ag and Natural Resources a part of the
Plan. Half of the Towns have responded. Goals and objectives meeting on December 7,
will report back to the Committee. Waiting on information from the Towns. Next
month will be meeting on Economic part of the Plan. Task sheet (time line) will be
presented next month as to where we expect to be next year. Towns will not be billed until draft coy is completed ($2,500) for the last fee.

Enforcement – Mike Stapleton hands out update on Enforcement Issues and goes over the list.

Harlan Baumgartner – Any questions?

Susan Martin – Questions on item in Fort Winnebago.

John Healy – Asks if the property is sold, can they get a clear title?

Mike Stapleton – Have been talking with the Banks Attorney.

John Stevenson – Comments on the Tim Larson issue.

Mike Stapleton – Their Attorney was talking of filing for rezoning.

Harlan Baumgartner – Sign Issue – Item added to the Agenda.

John Bluemke – Concerned with signs going up for the new development (a mall) in Wisconsin Dells. Mentions that Caledonia is concerned. This will affect I-90. The old dog tract is where the mall development is going in Lake Delton. Sauk County has a Sign Ordinance. Would like this to be a high priority.

Harlan Baumgartner – If you could work with others on this go ahead.

John Bluemke – Will report back on this issue in January.

Susan Martin – Think we should do something sooner than later.

Motion by Phil Baebler, seconded by John Healy to go into Closed Session at 11:30 AM. Roll Call Vote: Harlan Horton, Yes; John Stevenson, Yes; Harlan Baumgartner, Yes; John Healy, Yes; Phil Baebler, Yes. Unanimous.

The Committee goes into Closed Session pursuant to Section 19.85(1)(C) Wisconsin Statutes for the purpose of evaluating the Director of Planning and Zoning. The Committee will return to Open Session immediately following completion of the Closed Session.
The Planning and Zoning Committee, while in Closed Session, conducted the annual performance appraisal of Department Head John Bluemke. Upon completion of the evaluation, the Committee, by unanimous roll call vote, agreed to return to open session at 12:29 PM.

Recessed at 12:29 PM

Reconvened at 2:30 PM

Meeting called to order by Chair, Harlan Baumgartner

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

Present from the Planning and Zoning Office – John Bluemke, Mike Stapleton and Jeannine Baertsch

Also present – Joe Ruf, Corporation Counsel and The Town Board of Lowville

Review of Rezoning - John and Mike presented their findings of the Felicijan’s property. To the Committee and the Town Board of Lowville. The Committee and the Town Board of Lowville discussed those findings and how the Ordinance would be enforced regarding the findings. Also discussed was the process the Felicijan’s would have to follow if another rezoning or conditional use permit would be required.

Recessed at 3:50 PM

Reconvened at 4:00 PM

Meeting called to order by Chair, Harlan Baumgartner

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

Present from the Planning and Zoning Office – John Bluemke and Jeannine Baertsch

A petition by Robert L. Recob, Rio, Wisconsin to rezone from Agricultural to Rural Residential, property t W5902 Drake Road, described as Lot 2, Certified Survey Map Number 2381, Section 10, Town 11N, Range 10E, Town of Lowville. Intent: To separate house from larger parcel.
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John Bluemke – Gives staff report.

Harlan Baumgartner – Any questions of staff by Committee

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

Robert Recob – Nothing to add.

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

Harlan Baumgartner – Is the Town Board present?

Eldon Saager, Chair, Town Board of Lowville – The Town of Lowville has approved with deed restrictions.

John Bluemke – The Zoning does not go into place until the deed restriction is recorded.

Harlan Baumgartner – Any questions of the Committee? No response.

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

Robert Recob – No.

The Public Hearing is closed.

Motion by Harlan Horton, seconded by John Stevenson to approve the rezoning request subject to the recording of the Certified Survey Map, and submission of copies of the recorded Deed Restriction and driveway agreement to the Planning and zoning Department. Motion carried unanimously.

A petition by William R. Midthun, Rio, Wisconsin to rezone from Agricultural to Rural Residential, property on Hogan Road, located in Section 13, Town 11N, Range 10E, Town of Lowville. Intent: To build a single family home.

John Bluemke – Gives the staff report.

Harlan Baumgartner – Any questions of staff by Committee? No response.
Harlan Baumgartner – Is the petitioner present and wishing to add anything?

William Midthun – No.

John Stevenson – Has concerns with the driveway.

Eldon Saager – The Highway Department has approved the driveway.

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

Eldon Saager – The Town Board of Lowville and the Planning Commission approved the rezoning request with conditions.

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

William Midthun – No.

The Public Hearing is closed.

Motion by John Healy, seconded by Phil Baebler to approve the rezoning request, subject to the recording of the Certified Survey Map, and submittal of a copy of the recorded Deed Restriction to the Planning and Zoning Department. Motion carried unanimously.

A petition by James and LeRoy Yohn, Fall River, Wisconsin to rezone from Agricultural to Rural Residential, property at N3694 County CD, described as part of the SW ¼ of the SE ¼, Section 16, and part of the NW ¼ of the NE ¼, Section 21, Town 11N, Range 12E, Town of Fountain Prairie. Intent: To separate from the larger farm parcel. AND

A petition by James and LeRoy Yohn, Fall River, Wisconsin to rezone from Agricultural to Rural Residential, property on Fields Road, described as part of the SE ¼ of the SE ¼, Section 16, and part of the NE ¼ of the NE ¼, Section 21, Town 11N, Range 12E, Town of Fountain Prairie. Intent: To allow for the construction of a residence.

John Bluemke – Gives staff report on both rezoning requests.

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

Harlan Baumgartner – As petitioner is there anything you wish to add?
James Yohn – Dan Hunt from DNR approved the location of the driveway.

Harlan Baumgartner – Is there anything else you wish to add?

James Yohn – No.

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

Harlan Baumgartner – The Town Board of Fountain Prairie is on record approving of both rezoning requests subject to conditions on both.

Harlan Baumgartner – Any questions of staff or petitioner? No.

The Public Hearings are closed.

Motion by John Stevenson, seconded by Harlan Horton to approve the rezoning request of the property located at N3694 County CD (to separate from the larger farm parcel) subject to the recording of the Certified Survey Map, and submittal of a copy of the recorded Deed Restriction to the Planning and Zoning Department. Motion carried unanimously.

Motion by Harlan Horton, seconded by Phil Baebler to approve the rezoning request of the property located on Fields Road (to allow for the construction of a residence) subject to the recording of the Certified Survey Map, and submittal of a copy of the recorded Deed Restriction to the Planning and Zoning Department. Motion carried unanimously.

A petition by Milestone Materials, Carol Baggot Owner, Wisconsin Dells, Wisconsin, owner, for a Conditional Use Permit under Section 16-1-5(b)(2)(b) of the Columbia County Zoning Ordinance to amend an existing Conditional Use Permit to include additional lands, property described as Lot 1, Certified Survey Map Number 4302, Section 12, Town 13N, Range 6E, Town of Newport.

John Bluemke – Gives the staff report.

Harlan Baumgartner – Any questions of staff by Committee?

John Stevenson - How close to the road will you be?
Keith Mathison – 50 feet.

Harlan Baumgartner – Any other questions of staff? No response.

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

Keith Mathison – Would like to change one thing. Owners want to keep walnut trees so we are going to another area. Shows the area on a map.

John Healy – Asks how deep is the vein?


Harlan Baumgartner – The Town Board of Newport is on record approving of the Conditional Use Permit.

John Stevenson – Asks how many years will you be at this site?

Keith Mathison – 20 – 25 years.

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

Keith Mathison – No.

Harlan Baumgartner - The Public Hearing is closed.

Motion by John Healy, seconded by John Stevenson to approve the Conditional Use Permit subject to:

1. Site development and operation shall comply with the plans as approved.
2. Submittal of written verification of highway access approval and road maintenance agreement.
3. Submittal of evidence that the applicant has received the required state permits for air quality control and stormwater management.
4. Approval of a nonmetallic mining reclamation permit pursuant to Title 16, Chapter 7.
Secretary reads the Notice of Public Hearing for proposed amendments to Title 16, Chapter 1 of the Columbia County Code.

Harlan Baumgartner – Asks John Bluemke to explain the proposed amendments to Title 16, Chapter 1 of the Columbia County Code.

John Bluemke – Explains the amendments are to clean up the Ordinance. Towns see it as a clean up of the Ordinance.

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

Harlan Baumgartner – Anyone wishing to speak in favor of the text amendments? No response. Anyone wishing to speak in opposition to the text amendments? No response.

David Tuschen - Chair, Town of Hampen – We received the Notice of the Public Hearing after our Town Board Meeting.

Harlan Horton – The Town could come to County Board and speak.

John Bluemke – You could send us the Town’s decision.

Harlan Baumgartner – There are more numbers being changed than text change.

John Healy – Comments on migrant camps and fencing.

Harlan Baumgartner – The Public Hearing is closed.

Motion by John Healy, seconded by Phil Baebler to approve the proposed amendments with additions being sent to County Board in December. Motion carried unanimously.
Motion by Harlan Horton, seconded by John Stevenson to adjourn. Meeting adjourned at 5:00 PM.

Respectfully Submitted,

John Stevenson, Secretary
Planning and Zoning Committee

Recording Secretary,

Jeannine C. Baertsch
Office Manager

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