

**PLANNING & ZONING COMMITTEE MINUTES  
JANUARY 3, 2017**

PRESENT: Fred Teitgen, Kevin Kessler, Susanna R. Bradley, Harlan Baumgartner, John A. Stevenson

STAFF: John Bluemke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Lauren Ramirez – Administrative Assistant

ALSO PRESENT: Mary Cupery – Vice Chair, Columbia County Board of Supervisors, Scott Hewitt – Grothman & Associates

**3:00 PM**

1. Call to order
2. Certification of Open Meeting Law
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Mr. Stevenson to approve Agenda of January 3, 2017 for  
Planning & Zoning Committee Regular Meeting & Public Hearing.**

**Seconded by Ms. Bradley.  
Motion carried unanimously.**

5. Approval of Minutes

**Motion by Mr. Baumgartner to approve Minutes of December 21, 2016  
Planning & Zoning Committee Regular Meeting.**

**Seconded by Mr. Stevenson.  
Motion carried unanimously.**

6. Rezones – Town of Courtland

- a. Gwindy Farms

Mr. Bluemke reviews Staff Report.

Petitioner is not present.

Ms. Bradley questions “low density” verbiage, as the parcel is described by Town of Courtland.

Mr. Bluemke stated not sure what their verbiage means, but assuming it relates to residential density.

**Motion by Mr. Baumgartner to recommend Resolution to Approve Town of Courtland Zoning Ordinance Amendment be presented to the Columbia County Board of Supervisors.  
Seconded by Vice Chair Kessler.  
Motion carried unanimously.**

7. County Highway Dedication

a. County Highway G – Town of Courtland

Mr. Bluemke reviews Staff Report.

**Motion by Ms. Bradley to approve the Dedication of County Highway G in the Town of Courtland.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

b. County Highway CD – Town of Fountain Prairie

Mr. Bluemke reviews Staff Report.

**Motion by Vice Chair Kessler to approve the Dedication of County Highway CD in the Town of Fountain Prairie.  
Seconded by Mr. Baumgartner.  
Motion carried unanimously.**

c. County Highway K – Town of Leeds

Mr. Bluemke reviews Staff Report.

**Motion by Vice Chair Kessler to approve Dedication of County Highway K in the Town of Leeds.  
Seconded by Ms. Bradley.  
Motion carried unanimously.**

8. Department Report

a. Planning Update/Ordinance Update

Potential Updates – A discussion is held regarding the oil pipeline and petroleum products, and the transfer of them.

Mr. Bluemke explains this is a current topic everyone is looking at right now and the process of Town vs. County permitting. In the future this needs to be clarified and updated.

Another discussion is held about CUPs and the transfer/expiration of them between property owners when sold.

It is decided this conversation can be held in the future- possibly in March.

It is also agreed upon they will stick with no meeting for February.

b. Financial

- Out of County Travel

Mr. Bluemke plans on attending the State Planning Director's Meeting in Steven's Point.

**Motion by Mr. Baumgartner to approve Out of County Travel.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

- Expenditure Report

**Motion by Mr. Baumgartner to approve Expenditure Report.**

**Seconded by Vice Chair Kessler.**

**Motion carried unanimously.**

c. Enforcement Report is distributed and available on local government portal.

Mr. Thompson summarizes Enforcement Report.

Chair Teitgen questions Falk violation.

Mr. Thompson states we received something from his attorney and will be reviewing this again shortly.

Mr. Thompson then reviews the Howe violation.

Vice Chair Kessler asks about the Tourist Rooming House citation in West Point.

Mr. Bluemke updates property owner is now represented by his attorney and they have not responded lately. If we do not hear soon, there will be a citation issued shortly.

Mr. Thompson excuses himself for rest of meeting

**Site Visits** (were not needed)

9. Public Hearing

Item I- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4  
Agricultural Overlay; Thomas & Connie Sawyer Living Trust, Petitioners  
and Thomas & Connie Sawyer Living Trust et al, Owners– Town of West  
Point

Mr. Bluemke reviews Staff Report.

Scott Hewitt is present representing Petitioner.

Mr. Baumgartner questions odd acreage number being restricted.

Mr. Bluemke explains this that was a Town requirement.

Vice Chair Kessler states that the Town requires the Property Owner must rezone the remainder of land in Rezoning.

Chair Teitgen asks if anyone has any questions.

Property Owner Nathan Sawyer questions reason he is on application and part of this Rezone. He questions how this Rezone will affect his taxes.

Mr. Bluemke and Chair Teitgen explain taxation will be based on use and this Rezone will not affect taxes.

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

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

Town Board present and Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Vice Chair Kessler to approve rezoning from A-1 Agriculture to  
A-1 Agriculture with A-4 Agricultural Overlay  
effective upon recording of Certified Survey.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

Item II- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1  
Agriculture with the A-4 Agricultural Overlay; Stanley & Judith Rauls,  
Petitioners and Owners – Town of Leeds

Mr. Bluemke reviews Staff Report.

Petitioners Stanley and Judith Rauls are present.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Ms. Bradley to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

Item III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Alan & Jennifer Herzberg, Petitioners and Owners – Town of Fountain Prairie

Mr. Bluemke reviews Staff Report.

Petitioner Alan Hertzberg is present.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.  
Seconded by Vice Chair Kessler.  
Motion carried unanimously.**

Item IV- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Robert & Jane Robbins, Petitioners and Owners – Town of Fountain Prairie

Mr. Bluemke reviews Staff Report.

Scott Hewitt is present representing Petitioners.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

Item V- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Harlan & Mary Beth Baumgartner, Petitioner and Owner – Town of Otsego

Mr. Baumgartner has excused himself from table due to being Petitioner.

Mr. Bluemke reviews Staff Report.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board is present, and Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Vice Chair Kessler to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.**

**Seconded by Ms. Bradley.**

**Motion carried unanimously.**

Item VI- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Harlan Baumgartner, Petitioner and Owner – Town of Otsego

Mr. Baumgartner remains excused.

Mr. Bluemke reviews Staff Report.

Chair Teitgen asks about driveway.

Scott Hewitt states driveway on sheet he has, shows it is approved.

Vice Chair Kessler questions if Lot 2 will not be buildable.

Mr. Bluemke explains this is not buildable right now, as there is not enough land to build on it. He states that if Property Owner finds extra land to maintain the density standard with, it can then be buildable.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board is present and Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Ms. Bradley to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.  
Seconded by Vice Chair Kessler.  
Motion carried unanimously.**

Mr. Baumgartner now resumes his position on the Committee again.

Item VII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Terry & Ruth Ann Nelson, Petitioners and Owners – Town of Dekorra

Mr. Bluemke reviews Staff Report.

Petitioner Terry Nelson is present.

Chair Teitgen asks if anyone has any questions.

Mr. Kessler questions if outbuildings located on Lot 2 are being included in RR-1 Zoning.

Mr. Bluemke reports that is on a separate lot.

Petitioner Terry Nelson explains those buildings on the map are chicken coops and currently on the neighbor's property, and is aware they will need to be moved upon purchase of property, if this ever arises in the future.

Mr. Kessler asks if the use of buildings are not subject to RR-1 restrictions.

Mr. Bluemke notes they are on land that is zoned A-1 Agriculture.

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

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

Town Board not present, but Minutes on file

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

Item VIII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Maurice Frey, Petitioner, and Lavina Frey, Owner – Town of Columbus

Mr. Bluemke reviews Staff Report.

Petitioner Maurice Frey is present.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Stevenson to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.**

**Seconded by Vice Chair Kessler.**

**Motion carried unanimously.**

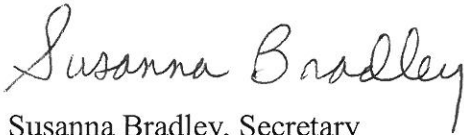


11. Adjourn

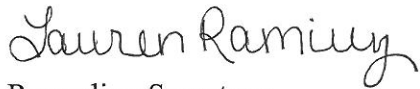
**Motion by Vice Chair Kessler to adjourn meeting.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

Meeting adjourned at 4:46 PM

Respectfully Submitted,



Susanna Bradley, Secretary  
Planning and Zoning Committee



Recording Secretary  
Lauren Ramirez, Administrative Assistant

cc: Committee Members  
Vern Gove, County Board Chair  
Mary Cupery, County Board Vice Chair

