

**PLANNING & ZONING COMMITTEE MINUTES
JANUARY 5, 2021**

PRESENT: Harlan Baumgartner, John Stevenson, Denise Brusveen,
Mike Weyh, Tom Borgkvist, Doug Richmond

STAFF: Kurt Calkins – Director of Planning & Zoning, Renee
Pulver-Johnson – Principal Land Use Planner, Lauren
Ramirez – Office Administrator

ALSO PRESENT: Jim Grothman – Grothman & Associates, Susan Fisher –
Corporation Counsel – Vern Gove – Columbia County
Chairman, James Foley – Columbia County 1st Vice Chair

1:30 PM

1. Call to order
2. Certification of Open Meeting Law & confirmed meeting was properly noticed and published
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Mr. Richmond to approve Agenda of January 5, 2021 Planning &
Zoning Committee Regular Meeting & Public Hearing.**

Seconded by Mr. Borgkvist.

Motion carried unanimously.

5. Approval of Previous Meeting Minutes

**Motion by Mr. Borgkvist to approve Minutes of December 1, 2020
Planning & Zoning Committee Regular Meeting.**

Seconded by Ms. Brusveen.

Motion carried unanimously.

6. Citizen Input

No citizen input.

7. Operational Overview

- a. Approve Expenditure Report

Mr. Calkins presented Expenditure Report. Reviewed out of ordinary expenses.

Motion by Mr. Borgkvist to approve Expenditure Report.

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

- b. Department Budgets, Compensatory Time, Out of County Travel
- c. Director's Staff Report/Update

Mr. Calkins reviewed budget updates.

- 8. Chairman's Update
- 9. Update on Text Amendment Proposals

Mr. Calkins reviewed potential text amendment proposals for a future date.

10. Action on Plan Amendment

- Smith – Town of West Point (postponed from December 1, 2020 Public Hearing)

Mr. Calkins and Ms. Pulver-Johnson reviewed the Staff Report and update from Town.

Motion by Mr. Richmond to recommend approval to amend 0.20 acres, more or less, of the Future Land Use Map from Recreational to Single-Family Residential land use designation, effective upon approval of the rezoning.

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

11. Driveway Exception

Specifically Access Variance

- Welhouse – Town of Arlington

Ms. Pulver-Johnson reviewed the Staff Report.

Motion by Mr. Weyh to recommend approval of an Access Variance for Lot 2 to have no frontage on a public road subject to the following conditions: A note being placed on the CSM stating: "A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on January 5, 2021 to waive road frontage requirements for Lots 1 and 2 with access provided via other instrument." The variance will become effective upon recording of the Certified Survey Map.

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

12. Highway Dedication

- McMillan – Town of Dekorra

Ms. Pulver-Johnson reviewed the Staff Report.

**Motion by Mr. Weyh to recommend adoption of the Resolution for the Dedication of County Highway J in the Town of Dekorra.
Seconded by Mr. Borgkvist.
Motion carried unanimously.**

Site Visits (were not needed)

13. Public Hearing – 2:02PM

Item I Conditional Use Permit – For Sales of Machinery and Equipment Used in Agriculture; Applicants: Donald Bleich & Patricia Heiman – Town of Columbus

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Weyh to approve Conditional Use Permit for Sales of Machinery and Equipment Used in Agriculture at W1189 County Highway K, in the application and accompanying submittals and subject to the following Findings, Conclusions and Conditions of Approval with modification to Condition #1 to strike: “The CUP shall not become effective until this Certified Survey Map is recorded.”, and add: “The Certified Survey Map must be recorded by July 1, 2021.”.
Seconded by Mr. Borgkvist.
Motion carried unanimously.**

Findings of Fact:

1. Donald Bleich and Patricia Heiman are the owners of the subject property described in the application.

2. The Town of Columbus has recommended approval of the Conditional Use Permit.
3. Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
 - a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
 - b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
 - c. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
 - d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
 - e. The site has adequate utilities, including acceptable disposal systems.
 - f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
 - g. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Conclusions of Law:

1. The subject property is located in the Town of Columbus and is zoned A-1 Agriculture and AO-1 Agriculture and Open Space. The District uses are listed in Table 16-105-020(1).
2. Donald Bleich and Patricia Heiman are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.
3. The petitioner is proposing to operate a facility for the Sales of Machinery and Equipment Used in Agriculture, which is allowed as a Conditional Use under Table 16-105-020(1).
4. The Columbus Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 16-150-070 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Sections 16-150-030(B)(2) and 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review, and decide on requests for Conditional Use Permits.
6. The proposed use is consistent with the purpose and intent of the AO-1 Agriculture and Open Space and A-1 Agriculture zoning districts.
7. The proposed use does not conflict with current use of any adjacent properties over the long term, and fits in the future land use plan for the area. It does not limit the usefulness of adjacent agricultural properties for uses permitted under their current zoning classifications.
8. The property is physically well suited for the proposed use due to the location of transportation infrastructure and its current location.
9. The development will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.
10. The standards of Section 16-125-080(A) of the Columbia County Zoning Code are applicable.

Conditions for the Decision:

1. A Combination Certified Survey Map shall be required to combine tax parcels 11006-357, 11006-372, and 11006-373. This Certified Survey Map must be recorded by July 1, 2021.
2. There shall be a maximum of 12 sales per calendar year.
3. The Conditional Use Permit shall expire within 5 years from the date of the decision unless extended through the Conditional Use Permit process.
4. Accumulation of sale items shall begin no more than 4 weeks prior to the sale date. Sale items may be dropped off Monday through Sunday from 7:00 am to 8:00 pm.
5. The site shall be cleared of sold and unsold items a minimum of 22 weeks per calendar year.
6. No junk shall accumulate on the property. Junk, as defined in Section 16-160-020, shall be secured from public view within an enclosed building, in compliance with Section 16-140-020(F).
7. The loading and unloading of sale items shall occur on-site, outside of the County Highway K right-of-way.
8. Parking for customers shall occur on-site, outside of the County Highway K right-of-way. A temporary directional parking sign, no larger than 12 square feet, and no taller than 6 feet in height, shall be placed on the property, near the entrance, to help direct parking away from the right-of-way. The sign shall be placed one hour prior to the auction, and be removed within one hour of the conclusion of the auction.
9. The sale of non-agricultural related items shall not exceed 10% of total sales.
10. Sale hours shall be from 8:00 am to 8:00 pm on the day of the sale, with no sales occurring on Saturdays.
11. Signage shall comply with Section 16-145 of the Columbia County Zoning Code.
12. Exterior lighting shall comply with Section 16-140-070.
13. Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.
14. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
15. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
16. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
17. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of Columbus and Donald Bleich and Patricia Heiman are hereby incorporated as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included above as a condition of approval. Any additional Town agreements or conditions are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, 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.

1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Bryan Bjorge & Kari Bjorge – Town of Wyocena

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Stevenson to recommend approval of 2 acres, more or less, from C-1 Light Commercial to RR-1 Rural Residence, 5 acres, more or less, from A-1 Agriculture and C-1 Light Commercial to A-1 Agriculture, and 33 acres, more or less, from A-1 Agriculture and C-1 Light Commercial to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.
Seconded by Mr. Borgkvist.
Motion carried unanimously.**

Item III Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Douglas E Cole, Alan & Patti Borde, and Terry & Barbara Pulver – Town of Wyocena

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Borgkvist to recommend approval of 5.6 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 32.54 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item IV Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Jeffery Scott Hensen – Town of Hampden

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was not present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Ms. Brusveen to recommend approval of 1.65 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 47.36 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.
Seconded by Mr. Borgkvist.
Motion carried unanimously.**

Item V Zoning Change: A-1 Agriculture to A-2 General Agriculture; Petitioner: Ron Jacobson – Town of Otsego

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board is present, and Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Richmond to recommend approval of 30 acres, more or less, from A-1 Agriculture to A-2 General Agriculture, all effective upon recording of the Certified Survey Map.
Seconded by Mr. Weyh.
Motion carried unanimously.**

Item VI Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: John E Theel & Margaret J Theel – Town of Otsego

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board is present, and Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Borgkvist to recommend approval of 2 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 33 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item VII Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural

Overlay; Petitioner: Rock Garden Farm LLC & Christine (M Link) Braker
– Town of Springvale

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Weyh to recommend approval of 3 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 37 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item VIII Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: James G Welhouse & Jennifer K Welhouse – Town of Arlington

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Ms. Brusveen to recommend approval of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

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

Item IX Conditional Use Permit – For a tourist rooming house; Petitioners: Mitchel D Gilbertson & Kelsey M Gilbertson – Town of West Point

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Borgkvist to approve Conditional Use Permit for a Tourist Rooming House at N2230 State Highway 188, in the application and accompanying submittals and subject to the following Findings, Conclusions and Conditions of Approval.

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

Findings of Fact:

1. Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
 - a. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
 - b. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.

- c. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
- d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
- e. The site has adequate utilities, including acceptable disposal systems.
- f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
- g. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Conclusions of Law:

1. The subject property is located in the Town of West Point and is zoned R-1 Single-Family Residence. The District uses are listed in Table 16-110-020(1).
2. Mitchel D and Kelsey M Gilbertson are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.
3. The petitioner is proposing to use an existing single-family residence as a Tourist Rooming House, which is allowed as a Conditional Use under Table 16-110-020(1).
4. The West Point Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 16-150-070 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Sections 16-150-030(B)(2) and 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review, and decide on requests for Conditional Use Permits.
6. The standards of Section 16-125-010(A) of the Columbia County Zoning Code as noted below are applicable:
 - a. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number of bedrooms in the unit. Two exits are required for each bedroom.
 - b. The number of guest vehicles allowed on site is limited to the number of bedrooms in the tourist rooming house. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
 - c. Must meet all requirements associated with a single-family dwelling in Section 16-125-090(A). The appearance or use of the tourist rooming house shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
 - d. The availability of the tourist rooming house to the public shall not be advertised on site.
 - e. Must be licensed by the State of Wisconsin.
 - f. In addition to any state required license fee, each operator of a tourist rooming house shall provide Columbia County with an annual fee to enable the County to confirm compliance with the standards of this chapter and fulfill state reporting requirements.
 - g. Conditional use permit may be subject to revocation or alteration if the Planning and Zoning Committee finds that these standards, the recommended Conditions adopted by the Planning and Zoning Committee, or the standards for all conditional use permits in Section 16-150-070(D) are not being met.

Conditions for the Decision:

1. The Conditional Use Permit shall not be transferable to another owner.
2. Accessory structures and camping units shall not be used as habitable structures.

3. Pets shall not be permitted on the premises.
4. Quiet hours shall be 10:00 pm – 8:00 am daily. Noise levels at the property line shall not exceed 55 dBA during these hours.
5. All fires shall be located within proper fire pit structures and shall be extinguished during established quiet hours.
6. The use of fireworks shall be prohibited.
7. The use of firearms shall be prohibited.
8. Special events or parties shall be prohibited.
9. Parking shall be provided on-site, with a maximum of 3 vehicles allowed.
10. Occupancy associated with the Tourist Rooming House shall be limited to 8 persons.
11. A 24-hour contact number shall be provided to the Planning and Zoning Department and Town Clerk. This number shall be posted near the primary entrance door on a sign no larger than 12"x18". If the owner does not live within one hour's drive of the tourist rooming house, there shall be a local contact person.
12. A state sales tax number shall be obtained and provided to the Planning and Zoning Department.
13. The well and sanitary system shall comply with County and State requirements.
14. The property must remain free and clear from citation and charges for nuisance, disorderly conduct, or other illegal activity.
15. Garbage and recycled materials shall be properly stored and disposed of regularly.
16. The owner's website or other advertising site shall state that there are conditions associated with this Tourist Rooming House.
17. The availability of the Tourist Rooming House to the public and tourists/transients shall not be advertised on site.
18. The owners shall provide Proof of Commercial Insurance for the Tourist Rooming House to the Town of West Point and the Columbia County Planning and Zoning Department.
19. The appearance or use of the Tourist Rooming House shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
20. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
21. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
22. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
23. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of West Point and Mitchel D and Kelsey M Gilbertson are hereby incorporated as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included above as a condition of approval. Any additional Town agreements or conditions are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, 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.
 - a. The security deposit in the rental agreement be increased to \$500.00.
 - b. The rental agreement be incorporated into and be enforceable as part of the CUP.

Item X Zoning Change: RC-1 Recreation to R-1 Single Family Residence;
Petitioners: Larry L Smith – Town of West Point

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was not present at this time.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

**Motion by Mr. Borgkvist to recommend approval of .2 acres, more or less, from RC-1 Recreation to R-1 Single Family Residence, all effective upon recording of the Certified Survey Map.
Seconded by Ms. Brusveen.
Motion carried unanimously.**

Item XI Zoning Change: A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay;
Petitioners: Russell C Liebenthal & David L Liebenthal – Town of Fountain Prairie

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Stevenson to recommend approval of 34.76 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item XII Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: James I McMillan & Marianne E McMillan – Town of Dekorra

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Stevenson to recommend approval of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 42 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Seconded by Ms. Brusveen.

Motion carried unanimously.

Item XIII Zoning Change: A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: James I McMillan & Marianne E McMillan – Town of Dekorra

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Borgkvist to recommend approval of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 38 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item XIV Zoning Change: R-1 Single Family Residence to RR-1 Rural Residence, and R-1 Single Family Residence to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay; Petitioner: Torque Environmental LLC – Town of Caledonia

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman was present.

Chair Baumgartner asked if anyone is in favor of the petition. (no comments)

Chair Baumgartner asked if anyone else is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Weyh to recommend approval of 4.7 acres, more or less, from C-1 Light Commercial to RR-1 Rural Residence, and 9.46 acres, more or less, from C-1 Light Commercial to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

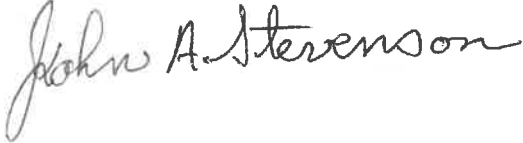
Seconded by Mr. Borgkvist.

Motion carried unanimously.

**Motion by Mr. Richmond to adjourn meeting.
Seconded by Ms. Brusveen.
Motion carried unanimously.**

Meeting adjourned at 3:13 PM

Respectfully Submitted,

A handwritten signature in cursive script that reads "John A. Stevenson".

Planning and Zoning Committee

A handwritten signature in cursive script that reads "Lauren Ramirez".

Recording Secretary

Lauren Ramirez, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair
Bob Koch, County Board Vice Chair
James Foley, County Board Vice Chair