

**PLANNING & ZONING COMMITTEE MINUTES
MARCH 3, 2020**

PRESENT: Kevin Kessler, John Stevenson, Tom Borgkvist, Harlan Baumgartner, Mike Weyh

STAFF: Kurt Calkins – Director of Planning & Zoning, Lauren Ramirez – Office Administrator

ALSO PRESENT: Jim Grothman – Grothman & Associates, Susan Fisher – Corporation Counsel

3:30 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. Borgkvist to approve Agenda of March 3, 2020 Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.**

5. Approval of Previous Meeting Minutes

**Motion by Mr. Weyh to approve Minutes of January 7, 2020 Planning & Zoning Committee Regular Meeting.
Seconded by Mr. Stevenson.
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 Vice Chair Baumgartner to approve Expenditure Report.
Seconded by Mr. Borgkvist.
Motion carried unanimously.**

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

8. Chairman's Update

Chair Kessler gave brief update on realtor's association letter, and public participation.

9. 2019 Annual Report

Mr. Calkins reviewed the 2019 Annual Report.

**Motion by Mr. Weyh to approve 2019 Annual Report.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

10. Access Variance

- Brager Trust/Valencia – Town of Lodi

Mr. Calkins reviewed the Staff Report.

**Motion by Vice Chair Baumgartner to recommend approval of an Access Variance for Lots 2 & 3 have no frontage on a public road subject to the following conditions: A note being placed on the CSM that states, "A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on March 3, 2020 to waive road frontage requirements for Lots 2 and 3 with access provided via other instrument." The variance will become effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion not carried unanimously.**

- Fountain – Town of Dekorra

Mr. Calkins reviewed the Staff Report.

**Motion by Mr. Weyh to recommend approval of an Access Variance for Lots 1 & 2 have no frontage on a public road subject to the following conditions: A note being placed on the CSM that states, "A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on March 3, 2020 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. Stevenson.
Motion carried not unanimously.**

- Earnest – Town of West Point

Mr. Calkins reviewed the Staff Report.

Motion by Vice Chair Baumgartner to recommend approval of an Access Variance for Lots 1 & 2 have no frontage on a public road subject to the following conditions: A note being placed on the CSM that states, “A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on March 3, 2020 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. Weyh.
Motion carried unanimously.**

11. Highway Dedication

- Jenkins – Town of Hampden

Mr. Calkins reviewed Staff Report.

Motion by Mr. Stevenson to recommend adoption of the Resolution for the Dedication of County Highway N in the Town of Hampden.

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

12. Driveway Length Exception

- Earnest – Town of West Point

Mr. Calkins reviewed the Staff Report.

Motion by Mr. Weyh to approve Driveway Length Exception on County Highway V.

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

**Motion by Vice Chair Baumgartner to Recess at 3:28.
Seconded by Mr. Borgkvist.**

Site Visits (were not needed)

13. Public Hearing – 4:03PM

Item I Plan Map Amendment – Future Land Use Map: Recreational and Commercial to Recreational and Multiple-Family Residential; Petitioner: Crystal Lake Park LLC, c/o Steve Bodenschatz – Town of West Point

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Petitioner was present.

Chair Kessler asked if anyone has any questions.

Mr. Stevenson asked if we have received Town recommendation.

Mr. Calkins reviewed County Plan Amendment is for County Plan, not based on Town recommendation.

Chair Kessler asked if anyone is in favor of the petition.

Alan Deming
420 Tulip Lane
Waupun, WI

Mr. Deming spoke in favor of petition.

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

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

Town Board not present, but was notified.

Chair Kessler closed the Public Hearing.

Motion by Mr. Weyh to recommend approval to County Board to amend 57.71 acres, more or less, of the Future Land Use map from Recreational and Commercial to Recreational land use and to amend 14.73 acres, more or less, of the Future Land Use map from Recreational to Multiple-Family Residential land use, all effective upon recording of the Certified Survey Map.

Seconded by Mr. Borgkvist.

Chair Kessler moves/orders to postpone action on the proposed change to the Comprehensive Plan for further clarification on this issue. No deadline on action/no need to proceed until rezone.

(no motion to Second)

Mr. Calkins reviewed further the zoning vs. the Comprehensive Plan Map in regards to petition.

Following the motion by Mr. Weyh to recommend approval:

Motion carried unanimously to recommend approval to County Board to amend 57.71 acres, more or less, of the Future Land Use map from Recreational and Commercial to Recreational land use and to amend 14.73 acres, more or less, of the

Future Land Use map from Recreational to Multiple-Family Residential land use, all effective upon recording of the Certified Survey Map.

Item II- Zoning Change: A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Scott Earnest & Kathryn Livesey – Town of West Point

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioners were present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler 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 30.54 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Baumgartner.

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; Petitioner: Eileen Milton – Town of Wyocena

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board Chairman is present and Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Borgkvist to approve rezoning of 1.68 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 8.3 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay, 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 A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Stephen Agnew – Town of Fountain Prairie

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present, Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Vice Chair Baumgartner to approve rezoning of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 35 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

**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; Petitioner: Stephen Agnew – Town of Columbus

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present,

Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Borgkvist to approve rezoning of 2.43 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 67.57 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item VI Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture with A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Timothy Zander & Rebecca Breda – Town of Columbus

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Stevenson to approve rezoning of 6.9 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 63.10 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.

Seconded by Vice Chair Baumgartner.

Motion carried unanimously.

Item XII Zoning Change – A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Ian Jenkins – Town of Hampden

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Weyh to approve rezoning of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30.01 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Borgkvist.

Motion carried unanimously.

Item VIII Zoning Change – A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Franklin Von Der Sump & Donna Von Der Sump – Town of Fort Winnebago

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Borgkvist to approve rezoning of 1.66 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 40 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Vice Chair Baumgartner.

Motion carried unanimously.

Item IX Zoning Change – A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner:

Beth Kassner, et al, and Applicant: Lindsey Philabaum – Town of Fort Winnebago

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Vice Chair Baumgartner to approve rezoning of 3.5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 60.25 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item X Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: James Halpin – Town of Lowville

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Agent Jim Grothman was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Weyh to approve rezoning of 12.5 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Borgkvist.

Motion carried unanimously.

Item XI Zoning Change – A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Norman & Beverly Taylor – Town of Lowville

Chair Kessler opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Kessler asked if anyone has any questions.

Agent Jim Grothman was present.

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

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

Town Board not present, but Approval is on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Stevenson to approve rezoning 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, effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

14. Adjourn

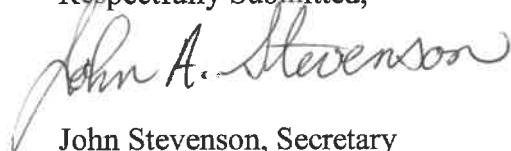
Motion by Mr. Stevenson to adjourn meeting.

Seconded by Mr. Weyh.

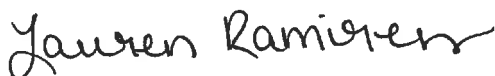
Motion carried unanimously.

Meeting adjourned at 5:05 PM

Respectfully Submitted,



John Stevenson, Secretary
Planning and Zoning Committee



Recording Secretary
Lauren Ramirez, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair
Dan Drew, County Board Vice Chair
James Foley, County Board Vice Chair

