

**PLANNING & ZONING COMMITTEE MINUTES
MAY 1, 2018**

PRESENT: Kevin Kessler, Harlan Baumgartner, Mike Weyh, Kirk Konkel

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

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

ABSENT: John Stevenson

3:00

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. Weyh to approve Agenda of May 1, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Konkel.
Motion carried unanimously.**

5. Approval of Minutes

**Motion by Vice Chair Baumgartner to approve Minutes of April 3, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Weyh.
Abstained from voting: Mr. Konkel.**

**Motion by Vice Chair Baumgartner to approve Minutes of April 17, 2018
Planning & Zoning Committee Special Meeting.
Seconded by Mr. Konkel.
Motion carried unanimously.**

6. Citizen Input

No citizen input.

7. Final Plat

- Ryan's Haven – Town of West Point

Mr. Thompson presented Staff Report.

**Motion by Vice Chair Baumgartner to approve the Final Plat of Ryan's Haven to allow the creation of 12 residential lots and 3 outlots subject to the Preliminary Plat Conditions of Approval.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

8. Access Variance

- McFarlane – Town of Hampden

Mr. Thompson presented Staff Report.

**Motion by Mr. Weyh to recommend approval of an Access Variance for Lot 1 to 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 May 1, 2018 to waive road frontage requirements for Lot 1 and provide access via easement by another recorded instrument."
The variance will become effective when the Certified Survey Map is recorded.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.**

9. Operational Overview

- a. Approve Expenditure Report

Mr. Calkins presented Expenditure Report

**Motion by Vice Chair Baumgartner to approve Expenditure Report.
Seconded by Mr. Konkel.
Motion carried unanimously.**

- b. Department Budgets, Compensatory Time, Out of County Travel

No updates reported.

- c. Director's Staff Report/Update

Mr. Calkins reported update on department and processes.

- d. Enforcement Report

Mr. Thompson presented Enforcement Report.

10. Chairman's Update

Chair Kessler presented brief update.

11. Amendments to Title 16 Chapter 100

Chair Kessler presented Amendments to original postponed Amendments to Title 16 Chapter 100.

Vice Chair Baumgartner updated public attendees on future committee action of concerned Conditional Use Permit language.

Ms. Fisher explained amendments further.

**Motion by Vice Chair Baumgartner to approve Amendment #1 to retain
Conditional Use Permits for pipelines and certain other facilities.
Seconded by Mr. Weyh.
Motion carried unanimously.**

Agenda #11 at 4:05 is postponed until after Public Hearing.

Continued after Public Hearing:

Ms. Fisher presented Amendments to 16-150-040(E)(1-2), 16-150-040(F), 16-150-070(C)(4), 16-150-070(E), and 16-150-050(C)(1-2) regarding language/wording, grammar, and bringing to code with WI State Statutes.

Mr. Thompson presented Amendment to Section 16-125-090(A) regarding wording and grammar.

**Motion by Mr. Konkell to postpone Title 16 Chapter 100 Text Amendment to be
presented in June with Chair Kessler's Amendments 2-5, Ms. Fisher's
Amendment and Mr. Thompson's Amendment.
Seconded by Mr. Weyh.
Motion carried unanimously.**

Site Visits (were not needed)

12. Public Hearing – 4:08PM

Item I- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1
Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay;
Schwister Living Trust, Petitioner – Town of Lowville

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Kessler asked if anyone has any questions.

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 Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Weyh to approve rezoning of 4.63 acres from A-1 Agriculture to RR-1 Rural Residence and 45.38 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay,
effective upon recording of the Certified Survey Map.
Seconded by Mr. Konkell.
Motion carried unanimously.**

Item II- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4
Agricultural Overlay; JDM Acres LLC, Petitioner – Town of Arlington

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Kessler asked if anyone has any questions.

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 Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Vice Chair Baumgartner to approve rezoning of 29 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay,
effective upon recording of the Certified Survey Map.
Seconded by Mr. Konkell.
Motion carried unanimously.**

Item III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Benjamin & Valerie Bilkey, Petitioners – Town of Dekorra

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Kessler asked if anyone has any questions.

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 Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Konkell to approve rezoning of 2.5 acres from A-1 Agriculture to RR-1 Rural Residence and 36.36 acres 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 IV- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; James & Mandy McFarlane, Petitioners – Town of Hampden

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Agent Jim Grothman was present.

Chair Kessler asked if anyone has any questions.

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 Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Weyh to approve rezoning of 2 acres from A-1 Agriculture to RR-1 Rural Residence and 33 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay,
effective upon recording of the Certified Survey Map.
Seconded by Mr. Konkel.
Motion carried unanimously.**


13. Adjourn


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

Agenda item #11 continued.

Meeting adjourned at 4:51 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