

**PLANNING & ZONING COMMITTEE MINUTES
MAY 4, 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: Susan Fisher – Corporation Counsel, 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. Borgkvist to approve Agenda of May 4, 2021 Planning & Zoning
Committee Regular Meeting & Public Hearing with typo correction.**

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

5. Approval of Previous Meeting Minutes

**Motion by Mr. Borgkvist to approve Minutes of April 6, 2021
Planning & Zoning Committee Regular Meeting.**

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

6. Citizen Input

No citizen input.

7. Operational Overview

- a. Approval of Expenditure Report

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

**Motion by Mr. Weyh 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 upcoming proposed text amendments.

8. Approval of Access Variance

- Haskins/Brakebush – Town of Fort Winnebago

Mr. Calkins presented Staff Report.

**Motion by Mr. Weyh to approve the Residence Relocation.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Motion by Mr. Weyh to recommend approval of an Access Variance for Lots 1-3 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 12.210.04(5) was approved by the Planning and Zoning Committee on May 4, 2021 to waive road frontage requirements for Lots 1-3 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.**

9. Driveway Exception

- Haskins/Brakebush – Town of Fort Winnebago

Mr. Calkins reviewed Staff Report.

**Motion by Mr. Stevenson to approve Driveway Exception.
Seconded by Mr. Richmond.
Motion carried unanimously.**

Site Visits (were not needed)

10. Public Hearing – 2:00PM

Item I Conditional Use Permit – For a Tourist Rooming House; Petitioner:
Accord Properties LLC c/o Brandon Grosse – Town of Caledonia

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present via Zoom.

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

Chair Baumgartner asked if anyone 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 approve Conditional Use Permit for a Tourist Rooming House at N4207 Gold Bluff Ct., in the application and accompanying submittals and subject to the following Findings, Conclusions, and Conditions of Approval.

Seconded by Mr. Borgkvist.

Motion carried unanimously.

Findings of Fact:

1. Upon review of the guidelines in Section 12.150.07(4) 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. Accord Properties LLC (c/o Brandon Grosse) is the owner of the subject property.
 - b. The property is already developed with a single-family residence, driveway, and detached garage on site.
 - c. 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.
 - d. 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.
 - e. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
 - f. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
 - g. The site has adequate utilities, including acceptable disposal systems.
 - h. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
 - i. 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 Caledonia and is zoned R-1 Single-Family Residence. The District uses are listed in Table 12.110.02(1).
2. A Tourist Rooming House is a conditional use within the R-1 Single-Family Residence zoning district.
3. The proposed use is consistent with the purpose and intent of the Columbia County Zoning Code.

4. Accord Properties LLC and Brandon Grosse are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Code.
5. 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 12.110.02(1).
6. The Caledonia Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 12.150.07 of the Columbia County Zoning Code.
7. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)b. and 12.150.07 of the Columbia County Zoning Code to conduct public hearings, review, and decide on requests for Conditional Use Permits.
8. The standards of Section 12.125.11(1) 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 12.125.10(1). 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 12.150.07(4) 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 in conjunction with the Tourist Rooming House.
4. Quiet hours shall be 10:00 pm – 8:00 am Sunday through Thursday, and 11:00 pm – 8:00 am Friday and Saturday. 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 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.
19. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
20. 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.
21. 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.
22. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of Caledonia and Accord Properties, c/o Brandon Grosse, 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.

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; Petitioner: Walter Smith – Town of Caledonia

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 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 1.16 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 33.84 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 III Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Bernard W & Barbara J Spink Living Trust dtd 10/14/2002 – 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 is against the petition. (no comments)

Town Board not present, but Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Richmond to recommend approval of 15.96 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 IV Zoning Change – AO-1 Agriculture and Open Space to RR-1 Rural Residence; Petitioners: Levi Haskins & Reagan Haskins – Town of Fort Winnebago

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 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 5 acres, more or less, from AO-1 Agriculture and Open Space to RR-1 Rural Residence, all 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 from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Carey Brakebush & Michelle Brakebush – Town of Fort Winnebago

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 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 VI Conditional Use Permit – For a Non-Metallic Mineral Extraction – Amendment; Petitioners: Timothy L Lanzendorf, Gibraltar Views, LLC, & Lanzendorf Transfer, Inc. – 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 is against the petition.

Kevin Kessler said he is the Town of West Point Plan Commission Chair, and he wishes this item be postponed until the County has and approves the revised reclamation plan that the town had modified.

Mr. Calkins stated that this requirement is in the “Findings and Conditions” that would be adopted, should this Conditional Use Permit be approved. So the Conditional Use Permit would not be in effect until this revised reclamation plan is approved.

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 Non-Metallic Mineral Extraction – Amendment at W11848 County Road J, in the application and accompanying submittals and subject to the following Findings, Conclusions, and Conditions of Approval.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Findings of Fact:

1. Upon review of the guidelines in Section 12.150.07(4) 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. Timothy L. Lanzendorf and Gibraltar Views, LLC are the owners of the subject property.
 - b. The existing driveway located at W11848 County Highway J will continue to be used as the entrance for the nonmetallic mining site.
 - c. Sand and gravel were removed from a small excavation on the site in the past, but such use was sporadic and occasional and does not establish a legal nonconforming use.
 - d. A Conditional Use Permit was obtained in November 2007 to operate establish a nonmetallic mine on the site.
 - e. A reclamation plan has been filed with the County for the proposed use in compliance with Chapter 12 Subchapter 600 of the Columbia County Code of Ordinances and Chapter NR 135, Wisconsin Administrative Code.

- f. The applicant has a signed agreement with the Town of West Point containing numerous provisions relating to the interests of the Town and its residents.
- g. There is a dry waterway adjacent to the site requiring protection from the possible stormwater, erosion, and sedimentation impacts of the proposed adjacent mine site.
- h. 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.
- i. 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.
- j. The erosion potential of the site, based on topography, drainage, slope, soil type, an vegetative cover is minimal.
- k. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
- l. The site has adequate utilities, including acceptable disposal systems.
- m. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
- n. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Conclusions of Law:

- 1. The proposed use is consistent with the purpose and intent of the Columbia County Zoning Code and applicable provisions of Chapter 91, Wisconsin Statutes.
- 2. The subject property is located in the Town of West Point and is zoned A-1 Agriculture. The District uses are listed in Table 12.105.02(1).
- 3. Timothy L Lanzendorf and Gibraltar Views, LLC are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Code.
- 4. The petitioner is proposing to operate a Non-Metallic Mine, which is allowed as a Conditional Use under Table 12.110.02(1).
- 5. The West Point Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 12.150.07 of the Columbia County Zoning Code.
- 6. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)b. and 12.150.07 of the Columbia County Zoning Code to conduct public hearings, review, and decide on requests for Conditional Use Permits.
- 7. The standards of Section 12.125.25 of the Columbia County Zoning Code are applicable.

Conditions for the Decision:

- 1. The Conditional Use Permit shall expire 10 years from the date of issuance.
- 2. No building or other structural improvement shall be allowed within the mine. The pit area shall not be used for parking, refueling, servicing, or repair of vehicles and equipment other than equipment required for excavation and loading in the pit area. No fuel shall be stored in the mine site area, as delineated on the approved plan.
- 3. The owner and operator shall require all trucks, excavation, and processing equipment to have exhaust systems that meet or exceed current industry standards to ensure that noise levels are kept at or below allowable limits. The level of noise or sound generated by the facility or equipment shall not exceed 65 decibels at the property line.
- 4. The owner and operator shall minimize the generation of airborne dust resulting from excavating, screening, processing, and hauling operations within the mine site and on the

- driveway through the application of water, calcium chloride, or other suitable method as needed, or upon request of the Town or County.
5. The owner and operator shall install and maintain a silt fence between the proposed clay berm and the adjacent dry waterway. The silt fence shall be maintained in working condition at all times until determined by the County that vegetative growth on said stockpile is adequate to enable the berm itself to function as an erosion control barrier.
 6. There shall be one permanent access to the mine off of County Highway J. The owner and operator shall be required to construct and maintain any highway improvements required by the Columbia County Highway Department or Planning and Zoning Department with respect to County Highway J and its intersection with the driveway. The driveway access point shall be gravel, recycled asphalt, or asphalt pavement. The owner and operator shall keep County Highway J free of mud, dirt, or other debris arising from trucks and other equipment entering or exiting the mine.
 7. Prior to any site preparation or stripping, the applicant shall obtain and submit a copy of the approval of the Columbia County Highway Department as to the adequacy of the existing driveway for the proposed use or approval for any required improvements.
 8. Blasting shall be prohibited, unless the owner and operator notifies the County, Town, and all residents requesting notification at least 24 hours prior to the proposed blast time. All blasts shall be conducted by professionals licensed with the State of Wisconsin and conform with all applicable regulations. The blasting shall be monitored by the owner and operator.
 9. The County shall have the right to order the installation of erosion control barriers on site where, due to unforeseen circumstances, such barriers are deemed necessary to prevent unacceptable off-site erosion and sedimentation that might impact surface waters.
 10. Hours of operation, including, but not limited to, excavating, stockpiling, loading, hauling, and processing of asphalt are limited to the following: Monday through Friday 6:00 am to 6:00 pm, and Saturdays from 6:00 am to 12:00 pm. Necessary maintenance, such as welding, tire repair, or changing of engine fluids may be conducted at other times provided such activities do not constitute a nuisance.
 11. In the event a State or municipal contract is awarded to the owner and/or operator and requires night quarry operations, the operator shall provide three (3) days' notice to the County, Town, and any surrounding neighbors that have requested said notice. Said notice shall identify the job and the number of nights required for after-hours operation. Notice shall be in writing unless the individuals, County, or Town consent to an email notification. Night hauling shall not exceed 120 days per calendar year.
 12. The operation of a portable asphalt plant within the mine shall be allowed for a maximum of 120 days per calendar year, with the allowed dates occurring between May 15 and November 1. In the event a contract is awarded to the owner and/or operator requiring a portable asphalt plant, the owner and/or operator shall provide three (3) days' notice to the County, Town, and any surrounding neighbors that have requested said notice. Said notice shall identify the job and the number of days the portable asphalt plant is required. Notice shall be in writing unless the individuals, County, or Town consent to an email notification.
 13. The owner shall record with the Register of Deeds, a Notice of Conditional Use Permit and Reclamation Plan serving to notify future owners, heirs, assignees, and site operators of the existence of the CUP and Reclamation Plan, that both contain restrictions and specifications as to the use and reclamation of the mine site, and that provisions of both are binding on future owners, heirs, assignees, and site operators. Said document shall be drafted or approved by the Planning and Zoning Department.

14. There shall be no changes to the proposed mine operation as described in the Reclamation Plan regarding the depth, extent, proposed final grades, or phasing sequence without the prior written approval of the Planning and Zoning Department, which shall have the right to determine whether such changes require further review by the Planning and Zoning Committee or revisions to the Reclamation Plan.
15. The mine operation shall be opened in 2 phases. The area designated in the Reclamation Plan as Phase 1 shall be reclaimed no later than 5 years from the date of issuance of this Conditional Use Permit. There shall be no changes to the phasing of the mine unless otherwise approved by the Town and County.
16. All excavations shall at all times remain a minimum of 4 feet above the groundwater table.
17. The provisions of Subsection 12.125.25 of the Columbia County Zoning Code are hereby incorporated as part of this Conditional use Permit.
18. The owner and operator shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.
19. If the Planning and Zoning Committee finds that the review criteria of Subsection 12.150.07(4) 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 per Subsection 12.150.07(9).
20. The Planning and Zoning Department shall have the right of inspection, upon reasonable notice to the owner/operator, for the purpose of determining compliance with this permit and the approved Reclamation Plan.
21. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of West Point and Timothy L. Lanzendorf, Lanzendorf Transfer, Inc and Gibraltar Views LLC 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. Town of West Point Agreement dated March 11, 2021.

Item VII 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: Brad Miller & Teresa Miller – 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 is against the petition.

Jason Keating via Zoom stated he is a concerned neighbor. He stated he is concerned about the waterway, wetlands, wells, elevations, neighboring properties, navigable waterways, and testing regarding this property. He also stated he would not like another house built east of his property line.

Chair Baumgartner asked if Petitioner would like a rebuttal.

Petitioner Brad Miller stated all testing and concerns has been looked into, calculated, and verified to ensure property location is suitable for requested use.

Chair Baumgartner asked if anyone else is against the petition.

Jason Keating asked if he could speak one more time.

Chair Baumgartner granted permission.

Jason Keating stated he knows this area well, and has 4 sump pumps himself, and neighbors have had issues too they didn't realize until after they started digging. He stated runoff in spring is a concern as well. He then thanked committee for listening to concerns.

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. Weyh.
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: Thomas Hilgendorf & Georgette Hilgendorf – Town of Lewiston

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 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 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. Stevenson.

Motion carried unanimously.

8. Adjourn

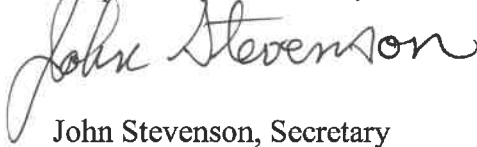
Motion by Ms. Brusveen to adjourn meeting.

Seconded by Mr. Richmond.

Motion carried unanimously.

Meeting adjourned at 3:01 PM

Respectfully Submitted,



John Stevenson, Secretary
Planning and Zoning Committee



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

