

**PLANNING & ZONING COMMITTEE MINUTES  
JULY 2, 2019**

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

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

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 Revised Agenda

**Motion by Mr. Borgkvist to approve Agenda of July 2, 2019 Planning & Zoning Committee Regular Meeting & Public Hearing with moving.  
Seconded by Vice Chair Baumgartner.  
Motion carried unanimously.**

5. Approval of Previous Meeting Minutes

**Motion by Vice Chair Baumgartner to approve Minutes of June 4, 2019 Planning & Zoning Committee Regular Meeting.  
Seconded by Mr. Borgkvist.  
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. Weyh.**

**Motion carried unanimously.**

- b. Department Budgets, Compensatory Time, Out of County Travel
  - c. Director's Staff Report/Update
  - d. Planning & Zoning Committee Document Distribution Discussion
8. Chairman's Update
9. Land Division

- Fern Glen Farms – Town of Lodi

Ms. Pulver-Johnson reviewed Staff Report.

**Motion by Mr. Weyh to approve the variance for Fern Glen Farms with recommended conditions:**

1. A note shall be placed on the Final Plat stating, "A variance to Section 16-205-050(D) was approved by the Planning & Zoning Committee on July 2, 2019 to waive county highway dedication requirements for Outlot 1."
2. Permanent Limited Easement shall be recorded prior to or concurrent with the Final Plat of Fern Glen Farms.
3. The variance will become effective upon recording of the Final Plat of Fern Glen Farms.

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

10. Action on Final Plat

- Fern Glen Farms – Town of Lodi

**Motion by Vice Chair Baumgartner to recommend approval of a Final Plat of Fern Glen Farms subject to the recommended conditions:**

1. Dedication of land within the Plat used as County Highway J, outside of Outlot 1, shall be approved by the County Board prior to recording of the Final Plat.
2. A Subdivision Variance shall be obtained to waive the dedication requirement of Section 16-205-050(D) for the portion within Outlot 1 used as County Highway J. Instead, a Highway Easement shall be recorded for that portion prior to the recording of the Final Plat.
3. Driveways must be installed within 1 year of permit issuance.
4. All necessary joint driveway agreements shall be recorded prior to or concurrent with the Final Plat.

5. **Separate drainage easement documents shall be recorded prior to or concurrent with the Final Plat.**
6. **Individual erosion control and stormwater management plans shall be submitted to the Planning and Zoning Department concurrent with the Zoning Permit application for the development of a new primary structure on Lots 1, 2, and 5-8.**
7. **A soil and site evaluation report conducted by a Certified Soil Tester shall be provided to the Planning and Zoning Department for Lots 1, 2, and 5-8 prior to recording of the Final Plat.**
8. **Approval of the associated Rezoning shall be obtained prior to recording of the Final Plat.**
9. **The Developer shall obtain all necessary approvals from the Town, County, and State per any applicable ordinances, agreements, and plans.**
10. **Minutes of the Town Board approval of the Final Plat and copies of all signed agreements approved by the Town must be filed with the County. The Final Plat must be signed by the Town before submitting to the County for signatures.**
11. **A copy of the Wisconsin Department of Administration's approval of the Final Plat must be submitted to the Planning and Zoning Department before submitting to the County for signatures.**
12. **A copy of the City of Lodi's approval of the Final Plat must be submitted to the Planning and Zoning Department before submitting to the County for signatures.**

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

11. Highway Dedication

- Fern Glen Farms – Town of Lodi

**Motion by Mr. Borgkvist to recommend adoption of the Resolution for  
the Dedication of County Highway J in the Town of Lodi.**

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

**Site Visits (were not needed)**

12. Public Hearing – 4:00PM

Item I- 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: Charles & Susan Huebner – Town of Dekorra

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson 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 else 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 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, effective upon recording of the Certified Survey Map.**

**Seconded by Mr. Weyh.**

**Motion carried unanimously.**

Item II- Zoning Change – R-1 Single Family Residence and A-1 Agriculture with A-4 Agriculture to RR-1 Rural Residence and R-1 Single Family Residence, A-1 Agriculture and A-1 Agriculture with A-4 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Guy & Judy Senkowski – Town of Dekorra

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson 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 else 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 15 acres, more or less, from R-1 Single Family Residence and A-1 Agriculture with A-4 Agriculture to RR-1 Rural Residence and 90 acres, more or less, from R-1 Single Family Residence, A-1 Agriculture and A-1 Agriculture with A-4 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 III- 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: WK Investments, LLC c/o Walter Kunicki – Town of Caledonia

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Kessler asked if anyone has any questions.

Agent for Petitioner was present.

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

Chair Kessler asked if anyone else 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 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 IV- 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: Daniel Hellenbrand & Hellenbrand Living Trust – Town of Lodi

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson 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 else 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 2.72 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.28 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 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; Petitioners: Jonathon & Wendy Herrmann – Town of Columbus

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson 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 else 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 10 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 60 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 VI- Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Breezy Prairie Farms Inc. c/o Donna Paulson – Town of Columbus

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Kessler asked if anyone has any questions.

Agent Jim Grothman were present.

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

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

Chair Kessler closed the Public Hearing.

**Motion by Vice Chair Baumgarner to approve rezoning of 13.2 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 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: Patti & Alan Borde – Town of Wyocena

Chair Kessler opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Kessler asked if anyone has any questions.

Agent for Petitioner was present.

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

Chair Kessler asked if anyone else 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 10 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 60 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.**

13. Adjourn

**Motion by Mr. Stevenson to adjourn meeting.**

**Seconded by Mr. Borgkvist.**

**Motion carried unanimously.**

Meeting adjourned at 4:33 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