

**PLANNING & ZONING COMMITTEE MINUTES
JULY 3, 2018**

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

STAFF: Kurt Calkins – Interim Director of Planning & Zoning,
Randy Thompson – Planning & Zoning Administrator,
Lauren Ramirez – Office Administrator, Renee Pulver-
Johnson – Planning & Zoning Land Use Specialist

ALSO PRESENT: Chairman Gove – Columbia County Board of Supervisors,
Vice Chair Jim Foley – Columbia County Board of
Supervisors, Vice Chair Dan Drew – Columbia County
Board of Supervisors, Joe Ruf – Corporation Counsel,
Selina Hooker – Corporation Counsel, Susan Fisher –
Corporation Counsel, Jim Grothman – Grothman &
Associates, Bill Schroeder – Chair of Fort Winnebago

2:30

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 July 3, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

5. Approval of Previous Meeting Minutes

**Motion by Vice Chair Baumgartner to approve Minutes of June 5, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing with
amendment to page 8 to change name title.
Seconded by Mr. Weyh.
Motion carried unanimously.**

CLOSED SESSION

**Motion by Mr. Weyh to go into closed session at 2:45 pursuant to Wisconsin
State Statute Section 19.85(1)(f), considering financial, medical, social or
personal histories or disciplinary data of specific persons, preliminary
consideration of specific personal problems or the investigation of charges**

against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems of investigations.

Seconded by Mr. Stevenson.

Motion carried unanimously.

6. Roles and responsibilities of Planning and Zoning Department management and supervisory staff
7. Report from the Human Resources Department on an employee complaint

OPEN SESSION

The meeting reconvened in open session at 3:39PM

8. Citizen Input – 3:41PM

No citizen input.

9. Operational Overview

- a. Approve Expenditure Report

Mr. Calkins presented Expenditure Report.

Motion by Chair Kessler to approve Expenditure Report.

Seconded by Mr. Weyh.

Motion carried unanimously.

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

Mr. Calkins discussed office compensatory time with recent employee's approved leave of absence.

- c. Director's Staff Report/Update

Mr. Calkins discussed office efficiency and looking ahead to director's position getting filled shortly.

10. Chairman's Update

Chair Kessler discussed briefly upcoming interviews for Planning & Zoning director

11. Final Plat

- Fieldstone – Town of Pacific

Mr. Thompson reviewed Staff Report.

Motion by Vice Chair Baumgartner to recommend approval of a Final Plat of Fieldstone subject to the recommended conditions:

- 1) Dedication of land within the Plat used as County Highway D must be approved by the County Board**
- 2) Developer obtains approval from the Town for all applicable Town ordinances, development agreements and plans.**
- 3) The Final Plat must be signed by the Town of Fountain Prairie before submitting the Final Plat for County signatures.**

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

12. Access Variance

- Johnson – Town of Leeds

Mr. Thompson reviewed Staff Report.

Chair Kessler questioned if Town has reviewed and approved.

Mr. Thompson confirmed Town has given Planning & Zoning info on CSM and rezone with understanding Lot 4 does not have access.

Motion by Vice Chair Baumgartner to recommend approval of an Access Variance for Lot 4 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 July 3, 2018 to waive road frontage requirements for Lot 4 and provide access via easement by another recorded instrument.”.

The variance will become effective when the Certified Survey Map is recorded.

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

- Considine – Town of Caledonia

Mr. Thompson reviewed Staff Report.

Motion by Vice Chair Baumgartner to recommend approval of an Access Variance for Lots 1 and 2 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 July 3, 2018 to

waive road frontage requirements for Lots 1 & 2 and provide access via easement by another recorded instrument.”.

The variance will become effective when the Certified Survey Map is recorded.

Seconded by Mr. Konkell.

Motion carried unanimously.

Site Visits (were not needed)

13. Public Hearing – 4:00PM

Item I- Plan Map Amendment – Agricultural or Open Space to Single Family Residential and Recreational designation on the Future Land Use map and from Farmland Preservation Area to Developed/Infill Area on the Farmland Preservation Plan map; Petitioner: Arlington Volunteer Fire Company – Town of Arlington

Chair Kessler opened Public Hearing.

Ms. Johnson presented Staff Report.

Agent for Arlington Volunteer Fire Company was present.

Agent stated the festival funds the park and there are major improvements that need to be done. When the opportunity came to purchase 10 acres, they agreed they didn't need that many. They are planning on using what they need and selling the rest.

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.

Richard Rittmeyer
N1911 Bullen Road
Arlington, WI

Mr. Rittmeyer spoke against the petition stating the smell from his farm will not be favorable to those moving in around him and he wishes to keep the land as is.

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

Mr. Stevenson states he understands why there is opposition to this. He explained he knows this is currently open agriculture space and other development in the area. He states that if we make an exception now for restricted areas, others will want to waive the requirement to get a house.

Mr. Rittmeyer stated that he tried to get approval to build house in past and was denied and had to move out of there.

Town Board not present, but Minutes on file.

Ms. Johnson explained that the town has not met on the plan amendment. She stated that amendments to the county plan are not required to be approved at a town level. The rezone to follow for this property, will be heard at the town. She stated she spoke with town and they met with Arlington Fire and the rezone is in the preliminary stages there.

Chair Kessler closed the Public Hearing.

**Motion by Kirk Konkel to table/postpone until further action from town board.
Seconded by Supervisor Stevenson**

Chair Kessler asked if Petitioner wishes to rebut any of this testimony.

Agent states yes and explains it fits in with the rest of the area, the claims that the village won't annex due to water/septic is untrue, and the smell is around the nearby residential area and there has been no complaints.

Chair Kessler added that the 35 acre argument is untrue to this request, as the 35 acre density requirement comes only from agriculture land, so this request is different than that.

Motion carried unanimously.

Item II- Plan Map Amendment – Agricultural or Open Space to Recreational and Farmland Preservation Area to Developed/Infill Area; Petitioners: Michael & Rebecca Henry & Crystal Hyland – Town of Springvale

Chair Kessler opened Public Hearing.

Ms. Johnson presented Staff Report.

Petitioners were 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 Plan Map Amendment for 60.83 acres from Agricultural or Open Space to Recreational designation on the Future Land Use map and from Farmland Preservation Area to Developed/Infill Area on the Farmland Preservation Plan map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item III- Zoning Change – A-1 Agriculture and RC-1 Recreation to RC-1 Recreation, A-1 Agriculture to RR-1 Rural Residence, and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Michael & Rebecca Henry & Crystal Hyland – Town of Springvale

Chair Kessler opened Public Hearing.

Ms. Johnson 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 4.17 acres from A-1 Agriculture to RR-1 Rural Residence, 60.83 acres from A-1 Agriculture to RC-1 Recreation, and 31 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. 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; Petitioners: Michael & Cynthia Liburdi – Town of Springvale

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. Konkel to approve rezoning of 5 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 Vice Chair Baumgartner. 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; Petitioners: Donald & Katherine Renner – Town of Springvale

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 3.3 acres from A-1 Agriculture to RR-1 Rural Residence and 31.7 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 VI- Plan Map Amendment – Farmland Preservation Area to Urban Transition Area; Agent: Shari Seymour, Petitioner: Kilbourn-Ableman LLC – Town of Newport

Chair Kessler opened Public Hearing.

Ms. Johnson 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 Plan Map Amendment for 80 acres from Farmland Preservation Area to Urban Transition Area on the Farmland Preservation Plan Map.

Seconded by Mr. Konkol.

Motion carried unanimously.

Item VII- Zoning Change – AO-1 Agriculture and Open Space and A-1 Agriculture to RC-1 Recreation; Agent: Shari Seymour, Petitioner: Kilbourn-Ableman LLC – Town of Newport

Chair Kessler opened Public Hearing.

Ms. Johnson 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 Vice Chair Baumgartner to approve rezoning of 151.7 acres from AO-1 Agriculture and Open Space and A-1 Agriculture to RC-1 Recreation, effective upon recording of the Certified Survey Map.

Seconded by Mr. Konkol.

Motion carried unanimously.

Item VIII- Zoning Change – A-1 Agriculture to C-2 General Commercial and R-1 Single Family Residence to C-2 General Commercial; Agent: Gregg Johnson, Petitioner: Lloyd D Johnson Family Trust – Town of Leeds

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 Chair Jim Foley present, and Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Weyh to approve rezoning of 4.34 acres from A-1 Agriculture to C-2 General Commercial and 1.35 acres from R-1 Single Family Residence to C-2 General Commercial, effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item IX- Zoning Change – AO-1 Agriculture and Open Space to C-1 Light Commercial; Petitioners: David & Marlene Spencer – Town of Leeds

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 Chair Jim Foley present, and Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Konkel to approve rezoning of 3.6 acres from AO-1 Agriculture and Open Space to C-1 Light Commercial, effective upon recording of the Certified Survey Map.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.**

Item X- Zoning Change – A-1 Agriculture and R-1 Single Family Residence to RR-1 Rural Residence; Petitioners: Manthe Living Trust & Brendon & Melinda VanDerVliet – Town of Hampden

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, Minutes also on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Stevenson to approve rezoning of .93 acres from A-1 Agriculture and R-1 Single Family Residence to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.
Seconded by Mr. Konkel.
Motion carried unanimously.**

Item XI- Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Agent: Michael Sharpee, Petitioner: Mary Sharpee – Town of Hampden

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioners were 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 Chair Bill Schroeder present, Minutes also on file.

Chair Kessler closed the Public Hearing.

Motion by Vice Chair Baumgartner to approve rezoning of 35 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. Stevenson.

Motion carried unanimously.

Item XII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Agents: James & Karen Lee, Petitioners: Donald & June Lee – Town of Hampden

Chair Kessler opened Public Hearing.

Ms. Pulver 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. Stevenson to approve rezoning of 4.5 acres from A-1 Agriculture to RR-1 Rural Residence and 50.71 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 XIII Conditional Use Permit – For a Tourist Rooming House; Petitioners: Josette & Gregg Steinhaus – Town of Caledonia

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioners were 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 a Conditional Use Permit for a Tourist Rooming House located at N5630 Thunderbird Road as proposed in the application and accompanying submittals and subject to the following Findings, Conclusions and Conditions of Approval.
Seconded by Mr. Konkol.**

Chair Kessler questioned if tourist rooming houses had any change with the State.

Mr. Thompson stated none that he is aware of.

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 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.**

2. **The proposed tourist rooming house is consistent with the County Comprehensive Plan, Section 6.0 Goal 3 Objective 3 - Foster tourism that promotes the natural resource base and unique historical heritage of Columbia County.**

Conclusions of Law:

1. **The subject property is located in the Town of Caledonia and is zoned R-1 Single Family Residence which District uses are stated in Section 16-110-120.**
2. **BBY LLC are the petitioners for a Conditional Use Permit which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
3. **The petitioners are proposing to operate a Tourist Rooming House which is allowed as a Conditional Use Permit under Section 16-110-120 of the Columbia County Zoning Code.**
4. **The Caledonia Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-110-070 of the Columbia County Zoning Code.**
5. **The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030(B)(3) and Section 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 being met.

Conditions for the Decision:

- 1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Caledonia and BBY LLC are hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement or conditions, unless an individual point of the agreement or condition is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement 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.**
- 2. The Conditional Use Permit is not transferable to another owner.**
- 3. Accessory buildings cannot be used as habitable structures.**
- 4. Pets are not allowed.**
- 5. Quiet hours on weekdays are between 10 PM and 8 AM and on weekends and holidays between 11 PM and 8 AM.**
- 6. All fires are to be in proper fire pit structures and must be extinguished during established quiet hours.**
- 7. No fireworks are allowed at any time.**
- 8. Provide the Planning and Zoning Department, Town Chair, Town Clerk and Town Constable with a 24 hour contact number.**
- 9. A sign no larger than 12" by 18" shall be placed near the primary entrance door with a 24 hour contact number in case of a complaint or emergency. If the owner does not live within one hour's drive of the tourist rooming house, there shall be a local contact person.**
- 10. A state sales tax number must be obtained and provided to the Planning and Zoning Department.**
- 11. Property must remain free from citation and charges for nuisance, disorderly conduct or other illegal activity.**
- 12. Garbage and recycled materials shall be properly stored and disposed of.**
- 13. Dumpsters are prohibited.**
- 14. Owner's website or other advertising shall state there are conditions associated with this use.**
- 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. The owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.**
- 17. 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.**
- 18. 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.

Item XIV Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Stuart Williams & Mary Cummings – Town of Caledonia

Chair Kessler opened Public Hearing.

Ms. Johnson 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 2.7 acres from A-1 Agriculture to RR-1 Rural Residence and 32.3 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map and Shared Driveway Access Agreement.

Seconded by Mr. Konkell.

Motion carried unanimously.

Item XV Zoning Change – A-1 Agriculture to R-1 Single Family Residence and A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Daniel & Margaret Lee and Richard & Dawn Walstad – Town of Caledonia

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 Chair Bill Schroeder present, Minutes also on file.

Chair Kessler closed the Public Hearing.

**Motion by Vice Chair Baumgartner to approve rezoning of 2.8 acres from A-1 Agriculture to R-1 Single Family Residence, 5 acres from A-1 Agriculture to RR-1 Rural Residence and 25.45 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. Konkol.
Motion carried unanimously.**

Item XVI Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: David & Gretchen Considine – Town of Caledonia

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 (3) 2.5 acres (7.5 total acres) from A-1 Agriculture to RR-1 Rural Residence and 98.24 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. Konkol.
Motion carried unanimously.**

Item XVII Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Carol Hernkind – Town of Fort Winnebago

Chair Kessler opened Public Hearing.

Ms. Johnson 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 Bill Schroeder is present, and Minutes on file.

Chair Kessler closed the Public Hearing.

**Motion by Vice Chair Baumgartner to approve rezoning of 9.6 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. Stevenson.
Motion carried unanimously.**

Item XVIII Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Richard Wilcox – Town of Fort Winnebago

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 Chair Bill Schroeder present, Minutes also on file.

Chair Kessler closed the Public Hearing.

**Motion by Mr. Stevenson to approve rezoning of 25 acres 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 XIX Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Gary Bizub & Louise Caldie – 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. Konkel to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30.7 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 XX Plan Map Amendment – Institutional/Public to Single-Family Residential; Petitioners: Vernon & Joni Greiber – Town of Lodi

Chair Kessler opened Public Hearing.

Ms. Johnson presented Staff Report.

Petitioners were 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, Minutes also on file.

Chair Kessler closed the Public Hearing.

Motion by Vice Chair Baumgartner to approve Plan Map Amendment for .6 acres from Institutional/Public to Single Family Residential on the Future Land Use Map, effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item XXI Zoning Change – C-2 General Commercial to R-1 Single Family Residence; Petitioners: Vernon & Joni Greiber – Town of Lodi

Chair Kessler opened Public Hearing.

Ms. Johnson 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, Minutes also on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Konkel to approve rezoning of .6 acres from C-2 General Commercial to R-1 Single Family Residence, effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item XXII Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Ty Swenson – 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. Konkel to approve rezoning of 2.47 acres from A-1 Agriculture to RR-1 Rural Residence and 33.11 acres 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 XXIII Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Randy & Susan Berg – Town of Marcellon

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 read an email from neighbors Tami Heilberger and Paul Komarck located at W5940 STH 33 Pardeeville, WI stating they are in favor of the proposed rezone.

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 4.8 acres from A-1 Agriculture to RR-1 Rural Residence and 40 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. Stevenson.
Motion carried unanimously.**

Item XXIV Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Roger & Sandra Luder – Town of Otsego

Chair Kessler opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioners were 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 24.02 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. Stevenson.
Motion carried unanimously.**

Item XXV Zoning Change – A-1 Agriculture to A-2 General Agriculture; Petitioners: Thomas & Edith Eberle and Benjamin & Debbie Larrabee – Town of West Point

Chair Kessler opened Public Hearing.

Ms. Johnson 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. Konkel to approve rezoning of .8 acres from A-1 Agriculture to A-2 General Agriculture, effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

14. Adjourn

**Motion by Mr. Konkel to adjourn meeting.
Seconded by Mr. Weyh.
Motion carried unanimously.**

Meeting adjourned at 5:45 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