

**PLANNING & ZONING COMMITTEE MINUTES
JULY 5, 2017**

PRESENT: Fred Teitgen, Susanna Bradley, Kevin Kessler

ABSENT: Harlan Baumgartner, John A. Stevenson

STAFF: John Bluemke – Director of Planning & Zoning, Lauren Ramirez – Office Administrator

ALSO PRESENT: Mary Cupery – Columbia County Board of Supervisors

4:00 PM

Public Hearing

Chair Teitgen called meeting to order.

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; William Mautz, Petitioner & Owner – Town of Fort Winnebago

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

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

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

Fort Winnebago Town Board Chair was present, confirmed Town approval. Minutes also on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve the rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30 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 Kessler.
Motion carried unanimously.**

Item II- Conditional Use Permit – For Mini Warehousing; Kory Anderson for Engineered Storage, Petitioner & Owner – Town of Fort Winnebago

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

Petitioner stated he has also now submitted a Stormwater Management Plan to Planning & Zoning Department.

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

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

Fort Winnebago Town Board Chair was present, confirmed Town approval. Minutes also on file.

Chair Teitgen closed Public Hearing.

Motion by Vice Chair Kessler to approve a Conditional Use Permit for Mini Warehousing subject to the following

Findings, Conclusions and Conditions of Approval.

Seconded by Ms. Bradley.

Motion carried unanimously.

Findings of Fact:

- 1. Engineered Storage LLC are owners of the subject property described in the application.**
- 2. The Town of Fort Winnebago has recommended approval of the Conditional Use Permit.**
- 3. 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. Such use will also 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.**

Conclusions of Law:

1. **The subject property is located in the Town of Fort Winnebago and is zoned C-1 Light Commercial, which District uses are stated in Section 16-115-020.**
2. **Kory Anderson is the petitioner for a Conditional Use Permit, which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
3. **The petitioner is proposing to construct a phased development of mini warehouses which is allowed as a Conditional Use Permit under Section 16-115-120 and 16-125-230 of the Columbia County Zoning Code.**
4. **The Fort Winnebago Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-150-070 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. **This proposed use is consistent with the purpose and intent of the C-1 Light Commercial District.**
7. **The proposed use does not conflict with current use of any adjacent property over the long term, as it fits the future land use plan for the area.**
8. **The property is physically well suited for the proposed use due to the location of transportation infrastructure and its current location.**
9. **The development will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.**

Conditions of Approval:

1. **Any amendments to the site plan shall be reviewed and approved by the Department, with significant changes being referred to the Town and Committee for action.**
2. **Signage must comply with Section 16-145 of the Columbia County Zoning Ordinance.**
3. **The County shall require a landscaped transitional yard, in accordance with the standards in Section 16-140-060(B)(4).**
4. **A landscaping plan must be approved by the Planning and Zoning Department and installed no later than September 31, 2017, or as approved by the Zoning Administrator. At the time of planting, the minimum size of the planting shall**

be as follows: deciduous trees 3/4 inch in diameter; evergreen trees 4 feet in height; shrubs 12 inches in height. The landscaped area, including any mulch and edging and lawn shall be maintained, and all planting shall be maintained and replaced if diseased or dead.

- 5. The property shall not involve the on-site holding, storage or disposal of hazardous wastes as defined by State Statutes.**
- 6. No business activity shall be operated from or outside of any portioned area within a mini warehouse.**
- 7. No outside storage is allowed.**
- 8. Prior to issuance of a Zoning Permit associated with land disturbing and development activities, the applicant shall submit a stormwater management plan and erosion control plan, prepared and stamped by a licensed engineer qualified in stormwater management planning.**
- 9. Lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from the adjacent residential property or STH 33. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.**
- 10. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.**
- 11. If the Planning and Zoning Committee finds that the review criteria of the Section 16-150-070(D) of the Columbia County Zoning Ordinance, or the conditions stipulated by the Conditional Use Permit approved by the Committee Decision are not being complied with, the Planning and Zoning Committee after a public hearing, may revoke the conditional use permit.**

Item III- Conditional Use Permit – To Allow for the Sale of Machinery & Equipment Used for Agriculture; Donald Bleich & Patricia Heiman, Petitioners & Owners – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

Petitioner stated he would rather have smaller, but more frequent auctions. He added that all his sales are during the week, never on Saturdays.

Chair Teitgen asked if Petitioner has gone to Town regarding this.

Petitioner responded that Town has stated the number of auctions per year is not a concern to them.

Chair Teitgen asked how far other houses from auction site are.

Petitioner responded there are no adjacent houses. Closest house is across the road and down some. He added the auction site is in a pit like area where gravel is surrounding. This is for noise and to minimize road visibility.

Mr. Bluemke stated that we could either increase amount of auctions allowed a year, or approve the 6 now and go to Town for approval and adjust CUP after that. He added that more auctions allowed would mean more difficult for Planning & Zoning staff to regulate.

Petitioner added that 1 auction a month is his goal for business reasons, meaning smaller, focused auctions more frequent are better for business.

Mr. Bluemke added that we would want Town agreement.

Chair Teitgen agreed with this.

Mr. Bluemke stated that we could revise Condition #4 to no more than 12 a year, as requesting, but contingent upon Town approval. He also stated we could add to Condition #13 that no Saturday sales are allowed.

Petitioner stated he would be okay with this and added he would like to change the pick-up/removal time frame in Condition #8 from 2 weeks to 30 days, as a lot of items are sold out of state. Sale last week left 40/150 to be picked up at later date. He added that Mid-State down the road has items/inventory on site year round.

Mr. Bluemke replied Mid-State is different situation, zoned differently. He suggested maybe a rezone to A-3 would be more appropriate for this situation. He explained that a CUP would not be needed, as this is a permitted use in A-3. He also stated that although it would be a permitted use, we would not be able to regulate it the same way we can with a CUP in the current zoning.

Vice Chair Kessler questioned if this should be brought back to Town and heard at a different time with them, as there are a few revisions wished, that were not spoken to with Town.

Chair Teitgen questioned if his intent is to leave leftover consignment on-site.

Petitioner confirmed, yes. He explained that items not sold go back to consigner or goes to next sale.

Mary Cupery raised concern over area turning to junkyard with leftover unsold items.

Mr. Bluemke stated there is no way for Planning & Zoning Department to regulate this if leftover items are allowed to stay for next sale. If neighbor calls in for junk, they cannot control, or have an idea of how long an item has been there, also referring back to Petitioner wishing to revise Condition #8 to 30 days.

Petitioner explained that each item is contracted and inventoried. Each has a number, and is also online and required to be documented.

Bob Wedel from Bob's Auction Service, Inc.
W11208 STH 16 &60
Columbus, WI

Bob Wedel added that all items in auctions need to be sold asap. He explains that items there have been purchased and it is too expensive to be left there unsold. He stated that junk isn't an issue with these auctions.

Petitioner suggested a common rule in auctions, having have a "3 sale rule", which means items must be sold within 3 sales, or must be removed.

Chair Teitgen suggested changing time frame in Condition #8 to be 3 weeks, compromising with requested 30 days, and adding the 3 sale rule to Condition #8 as well.

Petitioner stated he could deal with this as general rules.

Mr. Bluemke stated Condition #6 should then be revised to 2 weeks, minimizing overlapping times between pick up time and accumulation for next sale time. He also added that the level of difficulty in regulation, increases with allowed time for items to be there. He clarified that if revisions are approved, there will be no time throughout the year that all items are to be cleared.

Vice Chair Kessler brought up Condition #5, CUP expiration date of 3 years, suggesting it be changed to 2 years for regulation purposes.

Petitioner explained he is in agreement with this and is what is also done at Town level. He stated he is always open to check points, as communication is always open with them. He stated he would agree to this as he is not trying to hide or get away with anything, can always check on him.

Chair Teitgen stated idea sounds fair and he'd be comfortable with this as condition revision.

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

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board is not present, Minutes on file.

Chair Teitgen Closed Public Hearing.

Motion by Chair Teitgen to amend and revise Condition #4 from “...up to 6 sales per year.” to “...shall be no more than 4 sales per year.”, Condition #5 from “The Conditional Use Permit shall expire within 3 years...” to “The Conditional Use Permit shall expire within 2 years...”, Condition #6 from “...3 weeks prior...” to “2 weeks prior...”, Condition #8 from “...within 2 weeks...” to “...within 3 weeks of the conclusion of the sale. Unsold items must also be removed from the property after 3 auctions.”, Condition #13 to add at end, “with no sales on Saturdays” and that all revised Conditions be sent to the Town of Columbus.

Seconded by Ms. Bradley.

Motion carried unanimously.

Motion by Chair Teitgen to approve a Conditional Use Permit for an the Sale of Machinery & Equipment Used for Agriculture subject to the following Findings, Conclusions and revised Conditions of Approval, contingent upon the Town of Columbus approval of revisions.

Seconded by Ms. Bradley.

Motion carried unanimously.

Findings of Fact:

- 1. Donald Bleich Jr., Etal are owners of the subject property described in the application.**
- 2. The Town of Columbus has recommended approval of the Conditional Use Permit.**
- 3. 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. Such use will also 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.**

Conclusions of Law:

1. **The subject property is located in the Town of Columbus and is zoned AO-1 Agriculture and Open Space, which District uses are stated in Section 16-105-020 of the Columbia County Zoning Code.**
2. **Donald Bleich Jr. is the petitioner for a Conditional Use Permit, which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
3. **The petitioner is proposing to operate a facility for the Sale of Machinery and Equipment Used for Agriculture which is allowed as a Conditional Use Permit under Section 16-105-120 of the Columbia County Zoning Code.**
4. **The Columbus Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 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. **This proposed use is consistent with the purpose and intent of the AO-1 Agriculture and Open Space District.**
7. **The proposed use does not conflict with current use of any adjacent property over the long term, as it fits the future land use plan for the area, nor does it limit the usefulness of adjacent agricultural properties for uses permitted under their current zoning classifications.**
8. **The property is physically well suited for the proposed use due to the location of transportation infrastructure and its current location.**
9. **The development will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.**

Conditions of Approval:

1. **Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Columbus and Donald Bleich, Etal 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 the review the Conditional Use Permit.**
2. **Combine Tax Parcels 11006-357, 372 & 373 with a Combination Certified Survey Map.**

3. **The Conditional Use Permit is effective upon the recording of a Combination Certified Survey Map and upon approval of a site plan by the Planning and Zoning Department, the site plan shall include:**
 - a. **Parking areas**
 - b. **Loading and Unloading areas**
 - c. **Sale Location**
 - d. **Staging Areas**
 - e. **Structure Locations**
4. **There shall be no more than 12 sales per year.**
5. **The Conditional Use Permit shall expire within 2 years from the date of the decision unless extended through the Conditional Use Permit process.**
6. **Accumulation of sale items may begin 2 weeks prior to the sale date.**
7. **Sale items may be dropped off Monday through Sunday from 7:00 am to 8:00 pm.**
8. **Sale items must be removed from the property within 3 weeks of the conclusion of the sale. Unsold items must also be removed from the property after 3 auctions.**
9. **No junk to be accumulated on the property; all such junk must be stored in the enclosed environment within the lot boundaries of the premises, thereby securing it from public view.**
10. **Loading and Unloading of Sale items are not to be done on the road.**
11. **Parking for customers shall not be along the road unless coordinated with local law enforcement.**
12. **Sale of Non-Agriculture related sale items shall be no more than 10% of sales based on sale totals.**
13. **Sale hours will be from 8:00 am to 5:00 pm on the day of the sale, with no sales on Saturdays.**
14. **Signage shall be in compliance with Section 16-145 of the Columbia County Zoning Code.**
15. **Exterior Lighting shall be in compliance with Section 16-140-070 of the Columbia County Zoning Code.**
16. **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.**
17. **Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.**
18. **The Owner 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 Section 16-150-070(D) and 16-125-180 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 IV- Conditional Use Permit – To Allow for the Sale of Machinery & Equipment Used for Agriculture; Bob Wedel for Bob’s Auction Service Inc., Petitioner and David Lobeck, Owner – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

Mr. Bluemke stated we need a modified site plan for Condition #2.

Chair Teitgen questioned if screening should be required as Condition and asked Petitioner what neighborhood is like.

Petitioner answered farm area and has been at this current site for 15 years with auction business. He added that he only has 4 auctions a year, and they are on Saturdays.

Chair Teitgen stated we could change Condition #5 to 4 a year, and not require screening then. Also added same Condition revisions as Item 3's CUP, with exception to no Saturdays should be done.

Mr. Bluemke and Ms. Bradley agreed same Condition revisions with that exception should be made to this CUP as well. This includes Condition #5 should be revised to up to 4 auctions per year, Condition #6 revised to expiring after 2 years, Condition #7 revised to 2 weeks prior, Condition #9 revised to 3 weeks, also adding the 3 auction sale rule, and all contingent upon Town approval.

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

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

Town Board not present, Minutes on file.

Chair Teitgen closed Public Hearing.

Motion by Chair Teitgen to amend and revise Condition #5 from "...up to 6 sales per year." to "...shall be no more than 4 sales per year.", Condition #6 from "The Conditional Use Permit shall expire within 3 years..." to "The Conditional Use Permit shall expire within 2 years...", Condition #7 from "...3 weeks prior..." to "...2 weeks prior..." and Condition #9 from "...within 2 weeks..." to "...within 3 weeks of the conclusion of the sale. Unsold items must also be removed from property after 3 auctions.".

Seconded by Ms. Bradley.

Motion carried unanimously.

Motion by Chair Teitgen to approve a Conditional Use Permit for an the Sale of Machinery & Equipment Used for Agriculture subject to the following Findings, Conclusions and revised Conditions of Approval.

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

Findings of Fact:

- 1. David Lobeck is the owner of the subject property described in the application.**
- 2. Bob Wedel is the petitioner proposing to operate the Sale of Machinery and Equipment used in Agriculture.**
- 3. The Town of Columbus has recommended approval of the Conditional Use Permit.**
- 4. 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. Such use will also 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.**

Conclusions of Law:

- 1. The subject property is located in the Town of Columbus and is zoned A-1 Agriculture District uses are stated in Section 16-105-020 of the Columbia County Zoning Code.**
- 2. David Lobeck is the owner and Bob Wedel is the petitioner for a Conditional Use Permit which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
- 3. The petitioner is proposing to operate a facility for the sale of machinery and equipment used for agriculture which is allowed as a Conditional Use Permit under Section 16-105-120 of the Columbia County Zoning Code.**

4. **The Columbus Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 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. **This proposed use is consistent with the purpose and intent of the A-1 Agriculture District.**
7. **The proposed use does not conflict with current use of any adjacent property over the long term, as it fits the future land use plan for the area, nor does it limit the usefulness of adjacent agricultural properties for uses permitted under their current zoning classifications.**
8. **The property is physically well suited for the proposed use due to the location of transportation infrastructure and its current location.**
9. **The development will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.**

Conditions of Approval:

1. **Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Columbus, David Lobeck and Bob Wedel 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 effective upon approval of a site plan by the Planning and Zoning Department, site plan to include:**
 - a. **Parking areas**
 - b. **Loading and Unloading areas**
 - c. **Sale Location**
 - d. **Staging Areas**
 - e. **Structure Locations**
3. **Wisconsin DOT must approve the use of the driveway for the use of the property for auctions.**
4. **An Emergency Response Number (ERN) will be required to be assigned to the property.**
5. **There shall be no more than 4 sales per year.**
6. **The Conditional Use Permit shall expire within 2 years from the date of the decision unless extended through the Conditional Use Permit process.**
7. **Accumulation of sale items may begin 2 weeks prior to the sale date.**
8. **Sale items may be dropped off Monday through Sunday from 7:00 am till 8:00 pm.**

9. **Sale items must be removed from the property within 3 weeks of the conclusion of the sale. Unsold items must also be removed from the property after 3 auctions.**
10. **No junk to be accumulated on the property; all such junk must be stored in the enclosed environment within the lot boundaries of the premises, thereby securing it from public view.**
11. **Loading and unloading of sale items not to be done on the road.**
12. **Parking for customers shall not be along the road unless coordinated with local law enforcement.**
13. **Sale of Non-Agriculture related sale items shall be no more than 10% of sales based on sale totals.**
14. **Sale hours will be from 8:00 am to 5:00 pm on the day of the sale. All activities related to the sale will be completed during the sale hours.**
15. **Signage shall be in compliance with Title 16-145 of the Columbia County Zoning Code.**
16. **Exterior Lighting shall be in compliance with Section 16-140-070 of the Columbia County Zoning Code.**
17. **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.**
18. **Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.**
19. **The Owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.**
20. **If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) and 16-125-180 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 V- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Kensel & Maria Disrud, Petitioners and Owners – Town of Lodi

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was not present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve the rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30.16 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 Kessler.
Motion carried unanimously.**

Item VI- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Stephen & Paula Barans Rev Trust, Petitioners and Owners – Town of Marcellon

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve the rezoning of 15 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 Kessler.
Motion carried unanimously.**

Item VII- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Gary Selje, Petitioner and Beatrice Selje, Owner – Town of Hampden

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve the rezoning of 55.21 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.
Seconded by Ms. Bradley.
Motion carried unanimously.**

Item VIII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; William Hoffman, Petitioner and Shirley Wachholz, Owner – Town of Hampden

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was not present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve the rezoning of 5.5 acres from A-1 Agriculture to RR-1 Rural Residence and 74.5 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 Kessler.
Motion carried unanimously.**

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

Timothy & Tammie Simonson, Petitioners and Owners – Town of Lowville

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve the rezoning of 9.19 acres from A-1 Agriculture to RR-1 Rural Residence and 70.47 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.
Seconded by Ms. Bradley.
Motion carried unanimously.**

Item X- Zoning Change – A-1 Agriculture to RR-1 Rural Residence; Richard Kutz, Petitioner and Owner – Town of Lodi

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has questions.

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

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

Town Board not present, but minutes on file.

Chair Teitgen closed Public Hearing.

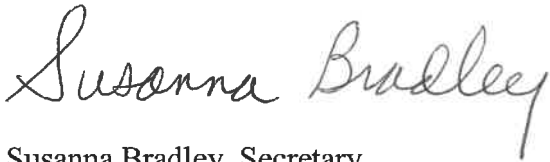
**Motion by Ms. Bradley to approve the rezoning of .5 acres from A-1 Agriculture to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

11. Adjourn

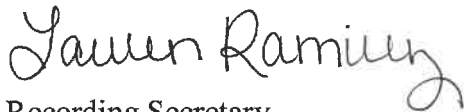
**Motion by Chair Teitgen to adjourn meeting.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

Meeting adjourned at 5:40 PM

Respectfully Submitted,



Susanna Bradley, Secretary
Planning and Zoning Committee



Recording Secretary
Lauren Ramirez, Administrative Assistant

cc: Committee Members
Vern Gove, County Board Chair
Mary Cupery, County Board Vice Chair

