

**PLANNING & ZONING COMMITTEE MINUTES
JULY 7, 2020**

PRESENT: Harlan Baumgartner, John Stevenson, Denise Brusveen,
Mike Weyh

ABSENT: Tom Borgkvist

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

ALSO PRESENT: Scott Hewitt – Grothman & Associates, Susan Fisher –
Corporation Counsel, Vern Gove – Columbia County
Chairman

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

Agenda Public Hearing Items 1 & 2 will commence at 4:00 PM, and skip 7(c), 8, & 9 until after public hearing.

**Motion by Mr. Weyh to approve Agenda of July 7, 2020 Planning & Zoning
Committee Regular Meeting & Public Hearing with order revisions.**

Seconded by Ms. Brusveen.

Motion carried unanimously.

5. Approval of Previous Meeting Minutes

**Motion by Mr. Weyh to approve Minutes of June 16, 2020
Planning & Zoning Committee Special Meeting.**

Seconded by Mr. Stevenson.

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 Ms, Brusveen 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 - See after "Public Hearing Item VIII"
8. Chairman's Update - See after "Public Hearing Item VIII"
9. Access Variance – See after "Public Hearing Item VIII"
- Ripp – Town of Lodi

Site Visits (were not needed)

10. Public Hearing – 2:00PM

Item I & II moved to 4:00PM.

Item III Zoning Change – A-1 Agriculture and AO-1 Agriculture and Open Space to R-1 Single Family Residence, RR-1 Rural Residence, and A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Alfred O Konkel & Raymond H Konkel – Town of Lewiston

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman 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 is present and Approval is on file.

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Stevenson to approve rezoning of 8.05 acres, more or less, from A-1 Agriculture and AO-1 Agriculture and Open Space to RR-1 Rural Residence, 8.12 acres, more or less, from AO-1 Agriculture to R-1 Single Family Residence, and 67.95 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
contingent upon approval of the Plan Amendment.**

**Seconded by Mr. Weyh.
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; Petitioner:
Derek M Fehrman – Town of Marcellon

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 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 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:
Freeman V Schrock – Town of Marcellon

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Scott Hewitt 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 approve rezoning of 2 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 33 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 VI 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 W Kruger & Jynon J Kruger – Town of Marcellon

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. Stevenson to approve rezoning of 8.63 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 61.67 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 Ms. Brusveen.

Motion carried unanimously.

Item XII 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: Terra Venor LLC; Applicant: Rustic Retreats Log Homes Inc. – Town of Wyocena

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 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 VIII Zoning Change – A-1 Agriculture and A-2 General Agriculture to A-2 General Agriculture; Petitioners: David R Langowski, Polly A Koltes, and Patrick D Beyer – Town of West Point

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.

Rick Schmidt
7505 Whitacre Road
Madison, WI

Mr. Schmidt was present and stated he is in favor of petition.

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 approve rezoning of 5.9 acres, more or less, from A-1 Agriculture and A-2 General Agriculture to A-2 General Agriculture, effective upon recording of the Certified Survey Map.

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

Motion by Chair Baumgartner to Recess the public hearing items at 2:27 until 4:00.

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

Chair Baumgartner reconvened regular meeting at 2:28.

7(c). Director's Staff Report/Update.

Mr. Calkins facilitated a discussion regarding future potential text amendments.

8. Chairman's Update

9. Access Variance

- Ripp – Town of Lodi

Ms. Pulver-Johnson presented Staff Report.

Motion by Mr. Weyh to recommend approval of an Access Variance for Lot 1 to have no frontage on a public road subject to the following conditions: A note being place on the CSM that states, "A variance to Section 16-210-040(E) was approved by the Planning & Zoning Committee on July 7, 2020 to waive road frontage requirement for Lot 1 with access provided via Document No. 849777 and 927275."

The variance will become effective upon recording of the Certified Survey Map.

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

Motion by Chair Baumgartner to recess at meeting at 3:28.

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

Chair Baumgartner reconvened Public Hearing at 4:00PM

Item I Plan Map Amendment – Future Land Use Designation: Agricultural or Open Space and Commercial to Industrial, and Farmland Preservation Designation: Farmland Preservation Area to Urban Transition Area; Petitioner: Vita Plus Corporation c/o Robert Tramburg – Town of Columbus

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioners were 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)

Chair Baumgartner closed the Public Hearing.

Motion by Mr. Stevenson to recommend approval to amend 38.44 acres, more or less, of the Future Land Use map from Agricultural or Open Space and Commercial to Industrial future land use and to amend 0.44 acres, more or less, of the Farmland Preservation Plan map from Farmland Preservation Area to Urban Transition, effective upon recording of the Certified Survey Map.

Seconded by Ms. Brusveen.

Motion carried unanimously.

Item II- Plan Map Amendment – Future Land Use Designation: Single-Family Residential to Agricultural or Open Space, and Farmland Preservation Designation: Developed/Infill Area to Farmland Preservation Area; Petitioner: Alfred O Konkel & Raymond H Konkel – Town of Lewiston

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 to amend 1.83 acres, more or less, of the Future Land Use map from Single-Family Residential to Agricultural or Open Space future land use designation and to amend 1.83 acres, more or less, of the Farmland Preservation Plan map from Developed/Infill Area to Farmland Preservation Area, effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

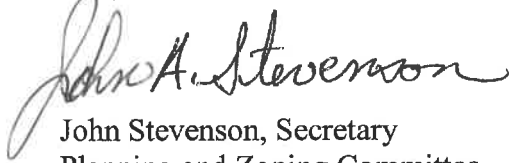
Ms. Brusveen/Mr. Weyh 4:10

11. Adjourn

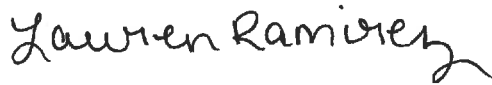
**Motion by Ms. Brusveen to adjourn meeting.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Meeting adjourned at 4:10 PM

Respectfully Submitted,

Handwritten signature of John A. Stevenson in cursive.

John Stevenson, Secretary
Planning and Zoning Committee

Handwritten signature of Lauren Ramirez in cursive.

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