

**PLANNING & ZONING COMMITTEE MINUTES  
AUGUST 2, 2016**

PRESENT: Fred Teitgen, Kevin Kessler, Susanna R. Bradley, Harlan Baumgartner, John A. Stevenson

STAFF: John Bluemke – Director of Planning & Zoning, Susan Runnion - Office Administrator

ALSO PRESENT: Mary Cupery – Vice Chair, Columbia County Board of Supervisors

**3:30 PM**

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. Baumgartner to approve Agenda of August 2, 2016 for Planning & Zoning Committee Regular Meeting & Public Hearing.**

**Seconded by Vice Chair Kessler.**

**Motion carried unanimously.**

5. Approval of Minutes

**Motion by Ms. Bradley to approve Minutes of July 5, 2016  
Planning & Zoning Committee Regular Meeting.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

6. Department Report

a. Planning Update/Ordinance Update

- Mr. Bluemke explains that the Shoreland Wetland Ordinance will return to Columbia County Board of Supervisors in September for consideration. The state deadline is October 1<sup>st</sup>.

There will also be amendments to the Land and Subdivision Ordinance. One revision will require the surveyor to provide proof of access from the Highway Department.

We need to determine if we want to include any minimum parcel size for combining parcels. How strict do we want to be? Should we not require a certified survey map for 60 acres or 40 acres?

Further discussion takes place and 40 acre minimum is agreed upon.

It should be noted that Chair Teitgen and Vice Chair Kessler will not be available to attend September 6, 2016 Committee Meeting.

b. Financial

- Out of County Travel

Mr. Bluemke not aware of any travel at this time.

- Expenditure Report

**Motion by Vice Chair Kessler to approve Expenditure Report.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

- 2017 Budget

In “goal” section of budget change the word “fee” to “forfeiture”.

Mr. Bluemke points out that the Comprehensive Plan will need an update per state requirement and this will affect the 2018 Budget.

**Motion by Chair Teitgen to approve 2017 Budget with verbiage revision.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

c. Enforcement

Enforcement Report is distributed and available on local government portal.

**Site Visits** (were not needed)

7. Public Hearing

Item I- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4  
Agricultural Overlay; Mervin L. & Fannie P. Mast, Petitioners and Owners –  
Town of Marcellon

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was not present, but contacted our office and is running late.

Chair Teitgen asks if anyone has any questions.

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

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

Town Board represented by Helen McDonald Rawson and Minutes are on file.

Ms. Rawson reports that she personally didn't have any negative opinion. She explains that the town's preference was to rezone 5 acres and the petitioners' desire is to make it a larger lot. Barry Road divides Marquette County and Marcellon. Much of the property in the vicinity is Amish owned and many driveways are in place. Mr. Mast has a buggy shop and sells produce. Barry Road has traffic problems and is getting dangerous. This is one of our concerns and we don't want to see more business development.

Mr. Bluemke suggests a note on the certified survey map that "restricts access along Barry Road except where existing driveways are located". Or possibly "no additional access".

Ms. Rawson confirms that access is their main concern.

Vice Chair Kessler asks how the size relates to the future driveway.

Mr. Bluemke explains there probably isn't a direct relationship. It's all up to the town and the town will approve driveways.

Ms. Rawson points out there will be a meeting next week and she will mention this information. She explains there are tour busses that come from Milwaukee. They stop for bakery, greenhouse and store goods. The traffic hazard is serious and much worse than what you read about unless someone gets hurt.

Mr. Bluemke comments that the Sheriff and Highway Departments have discussed the matter.

Chair Teitgen inquires about road width.

Ms. Rawson estimates the width at 20 feet or less. She points out there are no shoulders.

Vice Chair Kessler suggest access from Kiefer Road.

Ms. Rawson explains the same amount of traffic exists on Kiefer.

Chair Teitgen closes Public Hearing.

**Motion by Vice Chair Kessler to postpone the petition until September 6,  
2016 Planning and Zoning Committee Meeting.**

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

Item II- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Allen R. Seltzner, Petitioner and ARS Farms, LLC, Owner – Town of Hampden

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report and points out an addition that the petitioner will need a driveway permit.

The Petitioner was present and states that he has a driveway permit.

Chair Teitgen asks if anyone has any questions.

Vice Chair Kessler asks why it appears the right-of-way for CTH M seems to narrow down and should we require additional row.

Mr. Bluemke explains that its 65 feet from section line to row and it widens out again.

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

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

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey and Driveway Permit.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

8. Adjourn

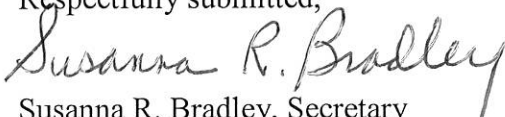
**Motion by Mr. Stevenson to adjourn meeting.**

**Seconded by Mr. Baumgartner.**

**Motion carried unanimously.**

Meeting adjourned at 4:26 PM

Respectfully submitted,



Susanna R. Bradley, Secretary  
Planning and Zoning Committee

August 2, 2016

A handwritten signature in black ink, appearing to read "Susan Runnion". The signature is fluid and cursive, with the first name "Susan" written in a larger, more prominent script than the last name "Runnion".

Recording Secretary  
Susan Runnion, Office Administrator

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

