

**PLANNING & ZONING COMMITTEE MINUTES  
OCTOBER 3, 2017**

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

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

**ALSO PRESENT:** Mary Cupery – Columbia County Board of Supervisors, Scott Hewitt – Grothman & Associates SC

**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 Ms. Bradley to approve Revised Agenda of October 3, 2017  
Planning & Zoning Committee Regular Meeting & Public Hearing.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

5. Approval of Minutes

**Motion by Mr. Baumgartner to approve Minutes of September 5, 2017  
Planning & Zoning Committee Regular Meeting & Public Hearing.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

6. Citizen Input Discussion

**Motion by Vice Chair Kessler to add Citizen Input to Agendas, with  
provisions for similar language to present at next meeting.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

7. Department Report
  - a. Financial
    - Out of County Travel

Mr. Bluemke reported travel next week to WCCA Fall Conference in Merrimac.

**Motion by Mr. Baumgartner to approve Out of County Travel.  
Seconded by Vice Chair Kessler.  
Motion carried unanimously.**

- Expenditure Report

**Motion by Mr. Stevenson to approve Expenditure Report.  
Seconded by Ms. Bradley.  
Motion carried unanimously.**

b. Enforcement

8. Campground Layout Modification

a. Indian Trails

**Motion by Vice Chair Kessler to approve the proposed Campground Layout  
Modification for Indian Trails.  
Seconded by Mr. Baumgartner.  
Motion carried unanimously.**

9. Board of Adjustment – Appointment

**Motion by Ms. Bradley to recommend Patrick Beghin be appointed as an  
Alternate to the Board of Adjustment.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

Site Visits (were not needed)

10. Public Hearing

Item I- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4  
Agricultural Overlay; Susan Clark, Petitioner – Town of Marcellon

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Agent Scott Hewitt from Grothman & Associates was present.

Chair Teitgen asked if anyone has any questions.

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, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve rezoning of 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 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 the A-4 Agricultural Overlay; Jonathon & Wendy Herrmann, Petitioners – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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

Chair Teitgen asked if anyone is against the petition.

Shelly Hlaban  
W1276 Weiner Road  
Columbus, WI

Shelly Hlaban stated she is a neighbor to this parcel and she objects to the petition. She stated that she is afraid it will be sold and there will be a parcel stuck in the middle of the land. She stated 35 acres is necessary to build a house.

Mr. Bluemke explained the density of 1 house per 35 acres is still being maintained. He stated they are splitting parcel in 2. One is being split with the house, and the other has the A-4 Overlay on it, which restricts further development.

She stated that she was not notified prior to this regarding the change.

Mr. Bluemke explained that the Town of Columbus has approved this already, and their procedures may be different on notifying others. She expressed further concern for the property being split off.

Chair Teitgen explained that this is all within the current ordinance as legal. You are allowed to split your parcel in half and rezone to this. He explained the 1 house per 35 acres is still being maintained.

Town Board not present, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning of 4.19 acres from A-1 Agriculture to RR-1 Rural Residence and 31.77 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 III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Allyn Kitzerow, Petitioner – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone has any questions.

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, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Mr. Stevenson to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 35.81 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 IV- Zoning Change – A-1 Agriculture to A-2 General Agriculture; Stephen Agnew, Petitioner – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Vice Chair Kessler asked if this parcel qualifies for RR-1 Rural Residence Zoning.

Mr. Bluemke stated that it does not, as it is larger than 5 acres.

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, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve rezoning of 6.61 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.**

Item V- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Stephen Agnew, Petitioner – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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 present and Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve rezoning of 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 Mr. Baumgartner.  
Motion carried unanimously.**

Item VI- Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4  
Agricultural Overlay; Paul & Kari Osterhaus, Petitioners – Town of  
Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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 present, but Minutes on file.

**Motion by Mr. Baumgartner to approve rezoning of 19 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 VII Major Home Occupation – To allow for pole shed to be used for rented  
storage; Mac Leish Heritage Farms LLC – Town of Caledonia

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Vice Chair Kessler questioned if Major Home Occupation is fitting, as this  
is going to be in an accessory structure, rather than home.

Mr. Bluemke explained since it is an accessory structure on a property with a residence, it qualifies as a MHO.

Vice Chair Kessler asked Petitioner what the buildings were requested to be used for when getting permits.

Petitioner responded Agriculture use.

Chair Teitgen asked if anyone has any questions.

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, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve a Major Home Occupation for pole shed to be used for rented storage located in the eastern pole shed at N3705 CTH U as proposed in the application and accompanying submittals and subject to the following Findings, Conclusions and Conditions of Approval.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

**Findings of Fact:**

- 1. Mac Leish Heritage Farms LLC is the petitioner of the subject property described in the application; proposing to use the eastern most pole shed as a storage facility to be rented to the public.**
- 2. The Town of Caledonia 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. Also, 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.**

**Conclusions of Law:**

1. **The subject property is located in the Town of Caledonia and is zoned A-1 Agriculture District which uses are stated in Section 16-105-020 of the Columbia County Zoning Code.**
2. **Mac Leish Heritage Farms LLC is the petitioner for a Major Home Occupation/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 rent space in the eastern most pole shed for the storage of boats, campers, wagons, etc. a use which is permitted as a Major Home Occupation per Title 16-105-020 and Title 16-125-280.**
4. **The Caledonia Town Board has reviewed and approved the Conditional Use Permit with conditions.**
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 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 Caledonia, Mac Leish Heritage Farms 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 the review the Conditional Use Permit.**
2. **The Major Home Occupation Permit is non-transferable.**
3. **An approved driveway access is required.**
4. **An Emergency Response Number (ERN) is required.**



5. **No junk is 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.**
6. **Hours of operation shall be 8:00 am to 8:00 pm Sunday through Saturday.**
7. **Signage shall be in compliance with Title 16-145 of the Columbia County Zoning Code.**
8. **Exterior Lighting shall be in compliance with Section 16-140-070 of the Columbia County Zoning Code.**
9. **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.**
10. **Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.**
11. **The Owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.**
12. **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 VIII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Lee Roberts, Petitioner – Town of Springvale

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Vice Chair Kessler questioned why garage on CSM was excluded from the 5 acres being rezoned to RR-1.

Petitioner responded the use of that is for maintenance for the rest of that parcel.

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 present, but Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 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 IX- Conditional Use Permit for a Cemetery Plat; David Bontrager, Petitioner – Town of Springvale

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Vice Chair Kessler questioned if cemetery is large enough.

Petitioner responded that this cemetery will last 100 years.

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 present and Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Ms. Bradley to approve a Cemetery Plat and a Conditional Use Permit for a cemetery located at W4273 Vaughn Road as proposed in the application and accompanying submittals with the following Findings, Conclusions and Conditions of Approval.**

**Seconded by Mr. Baumgartner.**

**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. 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 Springvale and is zoned A-1 Agriculture which District uses are stated in Section 16-105-020.**
- 2. David Bontrager is the owner of the property and the Kingston Old Order of the Amish Church is the applicant for a Conditional Use Permit which followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
- 3. The applicant, Kingston Old Order of the Amish Church is proposing to operate a cemetery which is allowed as a Conditional Use Permit under Section 16-105-020 of the Columbia County Zoning Code.**
- 4. The Springvale 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.**

**Conditions for the Decision:**

- 1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Springvale and the owner/applicant 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 will become effective when Plat is recorded and the Kingston Old Order of the Amish Church takes title to the property.**
- 3. The Kingston Old Order of the Amish Church agree the project will be conducted professionally and in accordance with the drawing and plans submitted to Columbia County.**
- 4. The Kingston Old Order of the Amish Church must obtain an Emergency Response number for the cemetery**

5. **Any significant changes to the submitted Plat shall be reviewed and approved by the Town and County.**
6. **The Owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.**

Item X- Zoning Change – A-2 General Agriculture to RR-1 Rural Residence and A-2 General Agriculture and A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture with A-4 Agricultural Overlay; Theodore Damm Irrevocable Trust, Petitioner – Town of Hampden

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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 present, Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning of 2.66 acres from A-2 General Agriculture to RR-1 Rural Residence and 37.99 acres from A-2 General Agriculture and A-1 Agriculture with A-4 Agricultural Overlay 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 XI- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Thelma & Steven Bergum, Petitioners – Town of Hampden

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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 present, Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve rezoning of 6.62 acres from A-1 Agriculture to RR-1 Rural Residence and 80 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 XII- Conditional Use Permit for a Bed & Breakfast; Loralee Greiner; Petitioner – Town of Pacific

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Vice Chair Kessler questioned about #14 with State fees.

Mr. Bluemke responded that we ensure Bed and Breakfasts comply with State regulations and maintain their licensing to be compliant with all entities.

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 present, Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Mr. Baumgartner to approve a Conditional Use Permit for a Bed & Breakfast located at W7445 CTH G as proposed in the application and accompanying submittals with the following Findings, Conclusions and Conditions of Approval.  
Seconded by Mr. Stevenson.  
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. 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.
2. The proposed Bed and Breakfast 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 Pacific and is zoned A-1 Agriculture which District uses are stated in Section 16-105-020.
2. Lorelee Greiner is the owner of the property and 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 Bed and Breakfast which is allowed as a Conditional Use Permit under Section 16-105-020 of the Columbia County Zoning Code.
4. The Pacific 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.

**Conditions for the Decision:**

1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Pacific and the owner/operator (Lorelee Greiner) 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. The Conditional Use Permit is not transferable to another owner.**
- 3. Accessory buildings cannot be used as habitable structures.**
- 4. The premises shall have at least two exits to the outdoors from such premises.**
- 5. The dwelling unit in which the Bed and Breakfast takes place shall be the principal dwelling of the operator or owner and said operator or owner shall live on the premises when the bed and breakfast is active, as required under the Wisconsin Administrative Code.**
- 6. The maximum stay for any occupants of a Bed and Breakfast establishment shall be 31 consecutive days.**
- 7. Quiet hours on weekdays are between 10 PM and 8 AM, and between 11 PM and 8 AM on weekends and holidays.**
- 8. All fires are to be in proper fire pit structures and must be extinguished during established quiet hours.**
- 9. No fireworks are allowed at any time.**
- 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.**
- 13. One unilluminated freestanding sign, no larger than 6 square feet, and no taller than 4 feet, shall be allowed.**
- 14. In addition to any state required license fee, each operator of a Bed and Breakfast establishment 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.**
- 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. 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 XIII- Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Eugene & Audrey Brewer Revocable Trust, Petitioners – Town of Dekorra

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Agent Scott Hewitt was present.

Chair Teitgen asked if anyone has any questions.

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 present, Minutes on file.

Chair Teitgen closed Public Hearing.

Vice Chair Kessler questioned if extraterritorial zoning will be an issue as this is adjacent to Village of Poynette.

Mr. Bluemke explained they may only have extraterritorial plat review.

**Motion by Ms. Bradley to approve rezoning of 28 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. Baumgartner.  
Motion carried unanimously.**

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; Morse Properties LLC, Petitioners – Town of Dekorra

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

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 present, Minutes on file.

Chair Teitgen closed Public Hearing.

Vice Chair Kessler questioned if pond in photo is waters of State. If yes- he stated that doesn't count for requirement.



Mr. Bluemke reassured it is not owned by State, as not navigable waters. He explained this is a wetland area and a prior CSM also indicates that it is part of lot.

**Motion by Mr. Baumgartner to approve rezoning of 6 acres from A-1 Agriculture to RR-1 Rural Residence and 25.43 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.**

11. Adjourn

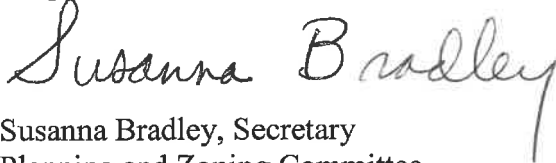
**Motion by Vice Chair Kessler to adjourn meeting.**

**Seconded by Ms. Bradley.**

**Motion carried unanimously.**

Meeting adjourned at 5:05 PM

Respectfully Submitted,



Susanna Bradley, Secretary  
Planning and Zoning Committee



Recording Secretary  
Lauren Ramirez, Office Administrator

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

