

**PLANNING & ZONING COMMITTEE MINUTES  
DECEMBER 7, 2021**

PRESENT: Harlan Baumgartner, John Stevenson, Mike Weyh, Tom Borgkvist, Doug Richmond, Denise Brusveen

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

ALSO PRESENT: Susan Fischer – Corporation Counsel, Jim Grothman – Grothman & Associates, Darren Schroeder – Town of Columbus, Chair, Vern Gove – Columbia County Board of Supervisors, Chair

**1:45 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

**Motion by Mr. Borgkvist to approve Agenda of December 7, 2021 Planning & Zoning Committee Regular Meeting & Public Hearing.**

**Seconded by Mr. Weyh.**

**Motion carried unanimously.**

5. Approval of Previous Meeting Minutes

**Motion by Mr. Richmond to approve Minutes of November 2, 2021 Planning & Zoning Committee Regular Meeting with attendance correction.**

**Seconded by Mr. Borgkvist.**

**Mr. Weyh abstained from voting.**

**Motion carried.**

6. Citizen Input

No citizen input.

7. Operational Overview

- a. Approval of Expenditure Report

Mr. Calkins presented Expenditure Report. Reviewed out of ordinary expenses.

**Motion by Mr. Weyh to approve Expenditure Report.  
Seconded by Ms. Brusveen.  
Motion carried unanimously.**

- b. Department Budgets, Compensatory Time, Out of County Travel
- c. Director's Staff Report/Update

8. Approval of Access Variance

- Shifflet Properties LLC – Town of West Point

Ms. Pulver-Johnson presented Staff Report.

**Motion by Mr. Richmond to recommend approval of an Access Variance for Lots 2 – 4 to have no frontage on a public road subject to the following conditions: A note being placed on the CSM stating: “A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on December 7, 2021 to waive road frontage requirements for Lots 2 - 4 with access provided via other instrument.” The variance will become effective upon recording of the Certified Survey Map.**

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

9. Approval of Line Item Transfer

- Training/Conventions to Copy Machine

**Motion by Mr. Borgkvist to approve the Line Item Transfer presented.  
Seconded by Ms. Brusveen.  
Motion carried unanimously.**

Site Visits (were not needed)

10. Public Hearing – 2:00PM

Item I Zoning Change – A-1 Agriculture to RR-1 Rural Residence, and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Donald Borde, James Borde, Tamera Jo Borde, DJ Kelley LLC, Dustin D Kelley, Jason D Kelley, and Christopher D Kelley – Town of Hampden

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 request. (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 recommend approval of 16.6 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 143.33 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.**

**Seconded by Ms. Brusveen.**

**Motion carried unanimously.**

Item II Zoning Change – AO-1 Agriculture and Open Space to R-1 Single Family Residence; Petitioner: Howard H Hill – Town of Caledonia

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 request. (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. Borgkvist to recommend approval of 4 acres, more or less, from AO-1 Agriculture and Open Space to R-1 Single Family Residence, all effective upon recording of the Certified Survey Map.**

**Seconded by Mr. Stevenson.**

**Motion carried unanimously.**

Item III Zoning Change – AO-1 Agriculture and Open Space to R-1 Single Family Residence; Petitioner: Eric C Helland & Mary J Helland – Town of Newport

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman – Grothman & Associates was present.

Chair Baumgartner asked if anyone is in favor of the request. (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 recommend approval of 2 acres, more or less, from AO-1 Agriculture and Open Space to R-1 Single Family Residence, all effective upon recording of the Certified Survey Map.  
Seconded by Mr. Weyh.  
Motion carried unanimously.**

Item IV Zoning Change – A-1 Agriculture to RR-1 Rural Residence; Petitioner: Trust Agreement of Jon & Carrie Ballweg – Town of West Point

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman from Grothman & Associates was present.

Chair Baumgartner asked if anyone is in favor of the request. (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 recommend approval of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, all effective upon recording of the Certified Survey Map.  
Seconded by Mr. Brogvist.  
Motion carried unanimously.**

Item V Zoning Change – A-1 Agriculture to C-3 Highway Interchange; Petitioner: BTT Holdings, LLC; and Applicant: Clack Corporation c/o Richard Clack – Town of Arlington

Chair Baumgartner opened Public Hearing.

Ms. Pulver-Johnson presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

John Stevenson states his opposition to request stating he is against taking agriculture land out of the agriculture district.

Chair Baumgartner asked if the petitioner would like to rebuttal.

David Hull – BTT Representative  
4605 Dovetail Dr  
Madison, WI

David Hull stated he gave plans to Town of Arlington and it was approved. He stated that any additional land being rezoned has a restriction placed, and so any further development would need to go back to Town if that happened.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the request. (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.

Mr. Weyh asked for breakdown of rezoned land.

David Hull explained reasoning with the lands being rezoned, and added this is a solution in the current multi-zone issue.

Mr. Stevenson stated his concern for the highly productive ag land, and frustration with Town leaving it to County.

Mr. Richmond and Chair Baumgartner questioned about proceeding with project if zoning was left as-is.

David Hull stated yes, but town wants rezone done at some point. He adds that there were residents concerned for stormwater, but they have done stuff to help this issue with stormwater management.

Mr. Calkins adds that last month, the county passed by ordinance to amend the 2030 comp plan that changed the Future Land Use Map to come into compliance with this request.

Mr. Stevenson stated issues with 4 acre retention pond, and impact of that not being compensated for.

Chair Baumgartner asked if there are any other discussion points or questions.

David Hull states that they had long conversations with the Town engineer, and came up with reasonable restrictions.

**Motion by Mr. Richmond to recommend approval of 30.21 acres, more or less, from A-1 Agriculture to C-3 Highway Interchange, effective upon recording of the Certified Survey Map.**

**Seconded by Mr. Weyh.**

**Mr. Borgkvist – Yes, Ms. Brusveen – No, Mr. Richmond – Yes, Mr. Stevenson – No, Mr. Weyh – Yes, Chair Baumgartner – No**

**Motion not carried.**

Mr. Calkins asked for a recess.

Mr. Baumgartner called for a recess at 3:07.

The meeting reconvened at 3:29.

Susan Fisher stated she recommends to postpone Item 6 due to intermingled set of issues.

Item VI Conditional Use Permit – For light manufacturing; Petitioner: BTT Holdings, LLC; and Applicant: Clack Corporation c/o Richard Clack – Town of Arlington

**Motion by Mr. Richmond to postpone Conditional Use Permit for a light manufacturing at Schultz Road until January 2022.**

**Seconded by Mr. Borgkvist.**

**Motion carried unanimously.**

Item VII Zoning Change – RR-1 Rural Residence to R-1 Single Family Residence; Petitioner: Carl L Herrington – Town of Wyocena.

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Petitioner was present.

Chair Baumgartner asked if anyone is in favor of the request. (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 of 4 acres, more or less, from RR-1 Rural Residence to R-1 Single Family Residence, all effective upon recording of the Certified Survey Map.  
Seconded by Mr. Stevenson.  
Motion carried unanimously.**

Item VIII Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioner: Lorretta A Richter Family Trust – Town of Fountain Prairie.

Chair Baumgartner opened Public Hearing.

Mr. Calkins presented Staff Report.

Chair Baumgartner asked if anyone has any questions.

Agent Jim Grothman – Grothman & Associates was present.

Chair Baumgartner asked if anyone is in favor of the request. (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.

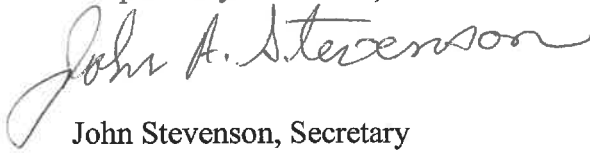
**Motion by Mr. Stevenson to recommend approval of 5 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.  
Seconded by Ms. Brusveen.  
Motion carried unanimously.**

11. Adjourn

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

Meeting adjourned at 3:46 PM

Respectfully Submitted,

A handwritten signature in cursive script that reads "John A. Stevenson".

John Stevenson, Secretary  
Planning and Zoning Committee

A handwritten signature in cursive script that reads "Lauren Ramirez".

Recording Secretary  
Lauren Ramirez, Office Administrator

cc: Committee Members  
Vern Gove, County Board Chair  
Bob Koch, County Board Vice Chair  
James Foley, County Board Vice Chair