

March 21, 2016

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:00 p.m., by Chairman, Paul Steele

Present: Doug Path, Paul Steele, Gail Chapman, Teddy Duckworth, Cedric Schnitzler

Also Present: Alison Elliott-Sanitation, Zoning, and Dog Control Administrator, Andy Kaftan-Corporation Counsel and Members of the Public

Possible Corrections and Approval of February 15, 2016 Meeting Minutes.

A **Motion** was made by Teddy Duckworth, seconded by Gail Chapman to approve the minutes from the February 15, 2016 meeting. Motion carried 5-0.

Public Comment (3 minutes each): No public comment.

Final Plat review for “Havenwood Estates”

Denny Steele and Jacob Rice presented copies of the final plat to the board members for review. Discussion was held.

A **Motion** was made by Cedric Schnitzler, seconded by Douglas Path to approve the final plat for Havenwood Estates. Motion carried, 5-0.

Public Hearings

Application for a **conditional use permit** for Dean Schaller for a storage shed on property located at Aaron Ave, in part of the SW 1/4, SW 1/4, Section 10, T19N, R4W, in the Town of Little Falls, parcel number 026-00215-1600, 2.52 acres. The adjoining land use is residential and agriculture.

Dean addressed the committee and public. He is building a storage shed. There was a correction made on the size of the building, the shed is 16 x 30. The set-backs are in compliant with zoning. The building has already been constructed Dean is here tonight to bring his property into compliance with county zoning.

The Town of Little Falls sent a letter recommending approval.

Discussion was held.

A **Motion** was made by Cedric Schnitzler, seconded by Teddy Duckworth to approve the conditional use permit for a storage shed on property located at Aaron Ave, in the Town of Little Falls. Motion carried, 5-0.

Petition for Gary & Terry Boettcher for a **change of zoning** district, from R3-Rural Residential to GA-General Agriculture to allow for the creation of a Christmas tree farm on a parcel of land located at 23381 St. Hwy 16, in the NW¼-NE¼, Section 17, T17N-R1W, Town of Tomah, Monroe County, Wisconsin.

Travis Boettcher was present and spoke on behalf of the applicants. This is Travis’s grandfather’s farm and he is looking at purchasing it from Gary & Terry Boettcher and would like to raise Christmas Trees. In the process of researching information it was found that the property was zoned R3-Residential and has been since 1984 when the Town of Tomah first adopted zoning. He stated that his parcel has been used for agriculture ever since then and would like to make things right and have it zoned properly for selling purposes.

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Howard Hanson, Town of Tomah Chairman was present on behalf of the Town of Tomah. He stated the Town was in favor of the request to have the property rezoned to GA-General Agriculture.

Discussion was held.

A **Motion** was made by Gail Chapman, seconded by Douglas Path to approve the change of zoning from R3-Rural Residential to GA-General Agriculture to allow for the creation of a Christmas tree farm. This will be forwarded to the full County Board this week March 23, 2016. Motion carried, 5-0.

Amendments to the Monroe County Floodplain Ordinance Chapter 50

Alison spoke regarding Letters of Map Amendment and Revisions from Federal Emergency Management Agency (FEMA). There was only one Letter of Map Revision to incorporate into the Floodplain Ordinance for the year of 2015. This letter was for a parcel in Sec. 8 Town of Oakdale. Approval of this amendment will bring the County Ordinance into alignment with FEMA records.

Discussion was held.

A **Motion** was made by Teddy Duckworth, seconded by Gail Chapman to approve the Floodplain Ordinance Chapter 50 revision of the Map amendment.

Amendments to the Monroe County Shoreland Ordinance Chapter 53

Alison presented the proposed changes to Chapter 53. These changes are mandated by the State and were approved under Act 55 which was adopted as part of the State budget. The proposed revisions include changes in the sections involving nonconforming uses and structures, farm drainage ditches and make the state law standard that all counties must adhere to. Individual counties can no longer adopt regulation that are more restrictive than the State code concerning Shorelands. Questions were answered by Alison as well as our Corporation Counsel Andrew Kaftan.

Discussion was held.

A **motion** was made by Teddy Duckworth, seconded by Gail Chapman to approve the revisions of the Shoreland Ordinance Chapter 53. Motion carried, 4-1. (Douglas Path)

Dog Control:

No business to discuss.

Sanitation & Zoning:

Proposed revisions to Ch 47-Zoning

Alison presented the Committee with proposed revisions to Chapter 47-Zoning. Alison and Andrew Kaftan have been working on these revisions which include additional wording regarding conditional use permits and how they are enforced, definitions for vehicular sales and service and eliminating some sections regarding poultry housing that the State has removed county zoning authority. This is a rough draft for review only. Discussion was held. Questions were answered by Alison as well as our Corporation Counsel Andrew Kaftan.

Alison explained that this is just the first step and will be discussed at upcoming meetings. After the committee finalizes the amendments it will need to go to a public hearing and then to the County Board as well as all the zoned Towns for approval. No action was taken at this time.

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FINANCIAL REPORT - VOUCHERS - INTER-DEPARTMENTAL TRANSFERS – CREDIT CARD EXPENDITURES – LINE ITEM TRANSFERS – BUDGET ADJUSTMENTS

Department Vouchers		Prepaid Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	954.77	Sanitation	0	Sanitation		Sanitation	
Zoning	284.15	Zoning	0	Zoning		Zoning	20.88
Dog Control	2,350.69		0	Dog Control	500.00	Dog Control	578.99
BOA	53.12						
Total	3,642.73	Total	0		500.00	Total	599.87

Vouchers were reviewed by committee.

Alison approached the Committee members in regards to holding an April meeting. There are no public hearings and due the new members being sworn in April 19th, the night after our normal meeting it was decided not to hold a April Zoning Committee meeting.

Set Date for Next Meeting and Possible Agenda Items.

The next regular meeting will be on Monday, May 16, 2016 and will be at 6:00 pm at the Rolling Hills Auditorium.

A **motion** to adjourn was made by Cedric Schnitzler, seconded by Teddy Duckworth. Motion carried 5-0.

Meeting adjourned at 7:35 p.m.

Recorded by Gretchen Jilek