

# ZONING & PLANNING COMMITTEE

## Minutes of Regular Monthly Meeting

October 2, 2008

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**Agenda Item #1: Call to Order:** Chris Mayer, Chairman, called the Zoning Committee Meeting to order at 9:05 a.m. on October 2, 2008, at the Winchester Town Hall, 10363 County Road W, Winchester, WI.

**Members Present:** Chris Mayer, Jack Harrison, Bob Egan, Fred Radtke, Maynard Bedish

**Others Present:** Dawn Schmidt, Zoning Administrator; Sue Petruzates, Acting Secretary; Stuart Foltz; Rob Schmidt; Sue Ackland.

**Agenda Item #2: Approve Agenda:** Motion by Bob Egan, second by Jack Harrison to approve 10/2/08 Agenda. All aye, motion carried.

**Agenda Item #3: Approve Minutes:** Motion by Bob Egan, second by Jack Harrison to approve 9/4/08 Regular Monthly Meeting and 9/5/08 Keyzers Wetland Rezone minutes. All aye, motion carried.

**Agenda Item #4: Subdivision Approval: Preliminary 19 lot for Plum Creek Hills, Part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4, Section 31, T41N, R8E, Town of Plum Lake (Foltz and Associates, Inc.):** Stu Foltz, Surveyor, present. The property is owned by Russell Davis and has no wetlands. Easement roads and snowmobile trail access were discussed.

Motion by Fred Radtke, second by Bob Egan to approve as presented. All aye, motion carried.

**Agenda Item #6: Comments and Input on Lake Content Plat of Survey submitted by WPS.** Integrys Business Support, LLC, will auction off 5 large parcels, approx. 10 acres each, out of a 340+ acre parcel located adjacent to Lake Content. Fred gave a brief history of St. Germain's interest in this property stating recreation trails will be eliminated and the town is unable to purchase the property due to the cost. Dawn asked Integrys about the trails and they said the trails will stay and become part of the restrictive covenants.

**Agenda Item #7: Discussion/Action Flood Plain Zoning:** In process, nothing new to report at this time.

**Agenda Item #8: Public Comments:** None.

**Agenda Item #9: Letters and Communications:** Chris gave an overview of the Town's Association / Land Use Planning Joint Meeting on September 23 in Sayner. The County wants each Town to have their own Land Use Plan. If they don't have a plan the County will have to develop one for their area. Dawn suggests that each town appoint a liaison person to work with the County. She is combining the four new zoning districts into our existing districts and a draft will be reviewed at the next Land Use meeting. The four districts would join the County and the Town's plans together. State requirements, LDF's Land Use Plan, existing districts vs. four new districts, Conditional Use Permits, rezoning processes and costs were discussed.

**Agenda Item #10: Review Statistics and Budget:** Dawn handed out the proposed 2009 budget with no increases, except in salaries which are not under her control. We have maintained the same figures since 2006. Yearly permit counts since 1999 were attached. Land Use started up again and is being taken out of the Zoning budget at this time and might be addressed at Finance Committee.

Motion by Bob Egan, second by Jack Harrison to approve statistics and budget. All aye, motion carried.

**Agenda Item #11: Training/Out Of County Travel:** Dawn received verbal permission from Chris and Bob in between the monthly meetings for Mary to attend training in Hayward for counties approving Holding Tank permits, and for Dawn and Jim Janet traveling to Rhinelander for a deposition at O'melia Schiek Law Office.

Motion by Fred Radtke, second by Jack Harrison to approve the out of county travel. All aye, motion carried.

**Agenda Item #12: Sign Vouchers:** Motion by Bob Egan, second by Fred Radtke to approve vouchers. All aye, motion carried.

**Agenda Item #5: Subdivision Approval: Preliminary 7 lot and 1 outlot division for John Mikul, Part of the SW 1/4 of the SE 1/4 of Section 15, T40N, R6E and Part of the NW 1/4 of the NE 1/4 Section 22, T40N, R6E, Town of Arbor Vitae (Wilderness Surveying, Inc.):** No surveyor present. Parcel size, wetlands, and the outlot were discussed.

Motion by Jack Harrison, second by Fred Radtke to approve as presented. All aye, motion carried.

**Agenda Item #13: Adjourn:** Motion by Bob Egan, second by Fred Radtke to adjourn. All aye, motion carried. Adjourned at 10:00 a.m.