

CALUMET COUNTY
PLANNING, ZONING & FARMLAND PRESERVATION COMMITTEE
FEBRUARY 9, 2023
THESE MINUTES ARE APPROVED

1. Meeting Announcement and Posting

The meeting was properly announced and posted. Chair Hofberger called the meeting to order at 8:30 a.m.

2. Roll Call

Committee Members present: Kesler, Kleckner, Hofberger, Ott, Budde, Deiter, Geiser

Staff Members present for all or part of the meeting: Meuer, Piper, Depies, Halada

Others Present: Troy Roehrig, Brad Buechel, Alice Connors

3. Pledge of Allegiance

The pledge of allegiance was recited by all.

4. Approval of Agenda

Motion by Deiter and seconded by Geiser to approve the agenda. Motion carried unanimously.

5. Approval of Minutes from January 12, 2023, Committee Meeting

Motion by Deiter and seconded by Geiser to approve the minutes from the January 12, 2023, Committee Meeting. Motion carried unanimously.

6. Public Participation

None

7. Convene Meeting and Enter Public Hearing 8:31

- a. Troy Roehrig Conditional Use Permit in accordance with Section 82-51(d), Calumet County Zoning Ordinance, seeking authorization for a Trade or Contractor Establishment (Flooring Business), NE 1/4, NW 1/4, Section 30, T17N, R20E, Town of New Holstein.

Depies updated committee on the CUP. The business is a carpet/flooring business which involves storage of vehicles, equipment, and supplies. Future plans may include a 40x50 storage building. Hours of operation consists primarily 8:00 am to 4:30 pm Monday-Friday with occasional Saturdays. Depies indicated that staff supports the proposal on the basis that a fence be installed to provide screening of all outside storage, trucks and machinery from the road. There also would be a condition that there will not be a show room or sales done at the proposed business. Roehrig will need a zoning permit for the fence and for a signage if one is pursued. There were no questions from the committee and there was no objection from the Town of New Holstein.

Motion by Budde and seconded by Deiter to approve CUP with the requirement of a fence be installed to screen vehicles and outside storage areas and hours of operation shall be the 8:00 a.m.-4:30 p.m. with an occasional Saturday as stated above. Motion carried unanimously.

- b. Jay Geiger, Establish Zoning in accordance with Section 82-137, Calumet Counting Zoning Ordinance,

approximately 5.25 Acres to be Zoned as Agricultural Residential (AR) and approximately 14.75 Acres to be Zoned As Exclusive Agricultural Preservation (EA-P), NE ¼, NW 1/4, Section 27, T20N, 20E, Town of Brillion.

Meuer explained that the property was previously with the City limits of Brillion. It was annexed out of the city and now is located within the Town of Brillion without any zoning classification. Staff indicates that it is consistent with the Town and County's Comprehensive Plans. Town of Brillion had no oppositions but will be meeting February 14, 2023.

Motion by Budde to assign zoning for the petition request and seconded by Kesler to approve.

Aye: Kleckner, Hofberger, Ott, Geiser

Naye: Deiter.

8. Close Public Hearing and Reconvene Regular Meeting 8:45 a.m.

9. Supervisor Reports

None

10. Communications

None

11. Items for Action or Discussion

- a. Action- Town of Chilton Zoning Ordinance Amendment, Fredrick & Theresa Kopitzke, on behalf of landowner Virginia Bangart
Meuer updated staff. He indicated that the Town of Chilton went through the correct process for the amendment. The next step is from the committee for recommendations to the County board. Kopitzke's are adding 1.5 acres to their land. Meuer indicated that the committee just needs to see that the township has done their steps in the process.
Motion by Budde to move to county board and seconded by Ott. Motion carried unanimously.
- b. Discussion- Wisconsin Counties Magazine- February 2023
 - The County Role in Land Use Decisions
Meuer summed up the article of Land Use Planning and primary roles of the county.
 - The County Role in Regulating Solar Projects
Meuer touched on points on what the county's role is on solar projects, he specifically talked about large scale solar projects. Once a person receives a certificate from PFC (Power Finance Corporation), the county cannot issue permits. Once is it over 100 Megawatts in size the state does all the regulating.
- c. Discussion- Calumet County Housing Study
Meuer and Halada discussed the regulatory side of the housing issues. They went over Purpose and Intent of Zoning and touched on the laws that were placed and talked about the Comprehensive Planning Law and how it correlates with focusing on existing and future uses. They went over ideas to address housing concerns.

12. Report of Department

- a. **Code Administration Update Since Late Committee Meeting**
Meuer updated. **Broadband Team**- Meuer explained the survey that went out in a mailing and on social media at the end of January. The information that is received will be utilized for grant funding. Meuer pointed out spots that showed no services or lacked services. **ARPA POWTS Replacement Grant Update**- Staff recently finalized the contract language and instructions for the grant. The department is hoping to award grants during the month of May. **WCA Webinar**- Meuer indicated that they talked about the county's role in county regulation of large-scale solar facilities. **DSPS POWTS Audit**- Giebel

completed the audit that is due annually. **Permits and Approvals-** Meuer gave the numbers of permits and approvals for both zoning and sanitary permits.

b. **Staff updates**

Meuer gave an update on his staff members. Depies and Halada gave their updates as they were in attendance of the meeting.

13. Upcoming Events/Past Events

None

14. Consider Specific Items for Next Meeting Agenda

None

15. Discuss Next Meeting – Proposed – Thursday, March 9, 2023; 8:30 a.m.

The next meeting will be held on Thursday, March 9, 2023, at 8:30 a.m.

16. Adjournment

Chair Hofberger adjourned the meeting at 9:48 a.m.

Respectfully Submitted,

Paula Piper
Recording Secretary