

Lafayette County Conservation and Zoning Office



1900 Ervin Johnson Drive
Darlington, WI 53530-9271
Phone: (608) 776-3836

* These minutes are subject to the approval of the Planning and Zoning Committee on 10/13/2016 *

MINUTES MEETING OF THE PLANNING & ZONING COMMITTEE USDA AG CENTER CONFERENCE ROOM Thursday, September 1, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chairman Jack Wiegel. Others present: Heimann, D. Larson, Ludlum, Marion, Loeffelholz, and N. Larson. Also present: Keith & John Seiler
Excused: None

Larson stated that the agenda was posted in the USDA Service Center, by the County Clerk's Office, the Darlington Municipal Building, on the Lafayette County Webpage; and was sent to the press. It was also sent to Pharm-Aloe, Inc., Denis Malott, Gary Chapin, neighbors, and the Wiota and Argyle Town Clerks.

Motion was made by D. Larson and second by Heimann to approve the agenda as printed. Motion carried.

Motion made by Ludlum and second by D. Larson to approve the minutes of the previous meeting. Motion carried.

Public Hearing for Pharm Aloe, Inc:

Zoning Office Statement: Loeffelholz stated that we will look at applications 1 & 2 together. Application 1 was rezoned before the construction of a building, but it was in a wetland. It is a change from M-1 back to A-1. The second application is on County Road Y for the building site. Ludlum asked the size of the parcels. Parcel 1 has been surveyed and is 2 acres. Parcel 2 is 14.8 acres, the building and plan are the same size as the original. Schliem had called, but none are opposed.

Applicant's Statement: None

Public Statement in Favor: None

Public Statement Opposed: None

Public Statement in Interest: None

Applicant's Rebuttal: None

Committee Discussion: None

Public Hearing for Denis Malott:

Zoning Office Statement: Loeffelholz stated that Malott owns the building where Pharm-Aloe is, and he lives upstairs. He also owns the lot next door, and would like to build a small house there. He has talked with the Township, and they are not opposed. It will be a stick-built home with no basement. The flood plain is

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just a little West of the South edge. He may need a mound system. Malott is doing checking, and hopes to build next spring or summer.

Applicant's Statement: None

Public Statement in Favor: None

Public Statement Opposed: None

Public Statement in Interest: None

Applicant's Rebuttal: None

Committee Discussion: Will need multiple permits – Sanitation, UDC, possibly driveway.

Public Hearing for Gary Chapin:

Zoning Office Statement: Loeffelholz stated that the property is in Argyle Township. Chapin wants to rezone 2 acres of 13 to build a house. Dr. Chapin is ½ owner until December. He has spoken with the township, and will be using the existing driveway.

Applicant's Statement: None

Public Statement in Favor: None

Public Statement Opposed: None

Public Statement in Interest: None

Applicant's Rebuttal: None

Committee Discussion: None

Close Hearing: J. Wiegel closed the hearing.

Recommendation to the County Board: Motion to approve the Pharm Aloe, Inc. rezone of 2 acres + or – in Wiota Township from M-1 Light Industrial to A-1 Agricultural, and to forward it on to the County Board for approval by Heimann and second by Ludlum. Motion carried.

Motion to approve the Pharm Aloe, Inc. rezone of 14.81 acres + or – in Wiota Township from A-1 Agricultural to M-1 Light Industrial, and to forward it on to the County Board for approval by D. Larson and second by Marion. Motion carried.

Motion to approve the Denis Malott rezone of 1 acre + or – in Wiota Township from A-1 Exclusive Ag to R-1 Residential, and to forward it on to the County Board for approval by Ludlum and second by Marion. Motion carried.

Motion to approve the Gary Chapin rezone of 2 acres + or – in Argyle Township from A-1 Exclusive Ag to R-1 Residential, and to forward it on to the County Board for approval by Marion and second by Heimann. Motion carried.

Public Comment: None

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Budget Discussion & Possible Action: Loeffelholz stated that Departments were only allowed to increase their budgets by the amount given to them by Finance for wages and insurance.

He also pointed out:

- the increase on page 2 for \$3,500 is for this offices share of the Transcendent Software.

-Page 3, highlighted in purple, was the WI Fund. This program was removed by Gov. Walker in the 2017 budget.

-We need to allocate to mining reclamation. Huber had built the fund up for an aerial photo flight, but this is not allowable. We can reclaim it by offsetting department salaries for work on Mine Reclamation. Roger's time must go 100% for DATCP, as they reimburse us for 100% of his salary and fringe. Al's is paid at 75%, if DATCP funding extends that far. We hope to reclaim all the funding over 5-year period using 20 hrs. form Terry and some of Nikki's time for the program. Question: What about actual reclamation of the mines? The Quarries have bonds on file for reclamation. The funds we were referring to are for administration. Since the reclamation law was passed it refers to any high wall with a floor. They must drain, and have a growth of 70% vegetation.

-Ludlum stated that at LCC today, more personnel was discussed, but I don't see that you are requesting additional funds. D. Larson stated there are requests for more jobs, but there is not enough funding right now.

Motion by D. Larson and second by Marion to approve the Planning & Zoning Budget with the addition of the \$3,500 for software. Motion carried.

Conservation & Zoning Manager Update: None further at this time.

Correspondence: None

Future Agenda Items: Bug Tussel- Internet Wireless communications towers. We have had some calls regarding the proposed tower in Fayette, and will be meeting in early October. Bug Tussel will bring them for a Conditional Use Permit (CUP).

The Planning & Zoning Committee read through their voucher lists. Motion by Heimann and second by D. Larson to approve payment of the vouchers. Motion carried.

The next LCC meeting will be Thursday, October 13, 2016 at 6:00 p.m.

Motion by Heimann and second by Marion to adjourn the meeting at 6:39 p.m. Motion carried.

Recorded By

Nikki Larson

For Terry Loeffelholz
Conservation & Zoning Manager

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APPROVAL OF MEETING MINUTES
