



PORTAGE COUNTY

MEETING MINUTES

PLANNING AND ZONING COMMITTEE

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

Tuesday, March 26, 2024

5:00 PM

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-872-242-7813 , after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 172 689 377, then press #

To attend this meeting by video: [Click here to join the meeting](#)

CALL TO ORDER

The Planning and Zoning Committee meeting was called to order at 5:00 PM.

Members Present: Larry Raikowski, Barry Jacowski, Julie Morrow, and Pat Keller

Members Absent: Mike Splinter

Staff Attending: Kristen Johnson, Tim Reed, and Amy Heins

Attending In-Person: Terry and Judy McDermott, Sharon Schwab, Kathleen Lee, Greg Dahl, Rick Rashke, Thomas Hessil, Mason Czaikowski, Peter Harris, Nathan Wolosek, Sam Wessel, John Pavelski - County Executive

Attending Online: Jon Baker, Alex Petersen, Lynn Markham, Heather Grys-Luecht, Jeanne, Rob, David Hickethier - Corporation Counsel

PUBLIC HEARINGS:

1. REQ-2024-004 – A request by the Town of Grant to amend the Town of Grant Comprehensive Plan, which is incorporated into the Portage County Comprehensive Plan through Section 8.8 of said document; the amendment will revise the Solar Overlay Map (Map 8.2A: Future Land Use Recommendations for Solar Projects) and supporting text within the Land Use Chapter.

Johnson gave an overview. Lee stated a lot of the data for areas to protect came from Lynn Markham (Land Use Specialist - UWSP). Schwab stated this overlay amendment was based on citizen comments from the past 5-6 public Town meetings, past P&Z Committee comments, P&Z Department comments as well as science. This is the second-largest solar project in the Midwest at over 8,000 acres, and for the first time since 2008, the Public Service Commission is asking for an environmental impact statement for an energy project. That is why the work the municipality has done on this plan is so important.

Wolosek stated he is opposed to this request as homeowners should be able to do what they want with their land. The proposed buffer is wrong. If anything, they should be requesting special plantings to support wildlife. Baker, Vice President of Doral, gave an overview of his letter of correspondence and stated he was available for questions. Rashke stated he works for Okray Family Farms who have property involved in this. This solar project will be eliminating a lot of things that big farms have been scrutinized for such as; use of high capacity wells, irrigation, big equipment, pesticide application, crop dusters, etc.

A motion was made by Barry Jacowski, seconded by Julie Morrow, to close the public hearing. Motion to close the public hearing carried by voice vote, with no negative votes.

2. REQ-2024-005 – A request by Mason Czaikowski, owner, to amend the Town of Carson Comprehensive Plan Future Land Use Map designation of 1.34 acres included in parcel 012240715-15.08 from Natural Areas Protected to L2 Intermediate Agricultural; and to amend the zoning classification of the same acreage from Conservancy to A4 General Agricultural. The property is located in the SW ¼ of the SE ¼ of Section 15, T24N, R7E, in the Town of Carson.

Johnson gave an overview. J. McDermott questioned the amount of land being rezoned as the property is bigger than 1.34 acres. Johnson replied the property is 5.5 acres, but only 1.34 acres will be rezoned. Barry Jacowski stated if the DNR made a mistake and added land to their wetland map, why does the landowner have to pay for the DNR assessment and then a public hearing, it is not fair. Reed stated this is something that needs to be discussed when we review the Zoning Ordinance, we could discuss waiving the fee.

A motion was made by Julie Morrow, seconded by Barry Jacowski, to close the public hearing. Motion to close the public hearing carried by voice vote, with no negative votes.

3. REQ-2024-006 – A request by Peter Harris, agent for the owner, Thomas Fliss, to amend the Town of Sharon Comprehensive Plan Future Land Use Map designation of .95 acres included in parcel 032240912-05.01 from L2

Intermediate Agricultural to Natural Areas Protected; and to amend the zoning classification of .95 acres included in parcel 032240912-05.01 from A1 Exclusive Agricultural to Conservancy, and 119.07 acres included in parcels 032240912-05.01, 032240901-12.01, 032240901-11, and 032240902-13.04 from A1 Exclusive Agricultural to A2 Agricultural Transition. The property is part of the NE 1/4 of the NW 1/4 of Section 12, and the S 1/2 of the SW 1/4 of Section 1, and the E 1/2 of the NE 1/4 of the SE 1/4 lying south of the Tomorrow River of Section 2, T24N, R9E, in the Town of Sharon.

Johnson gave an overview.

A motion was made by Barry Jacowski, seconded by Pat Keller, to close the public hearing. Motion to close the public hearing carried by voice vote, with no negative votes.

4. Updated Comprehensive Plan: The Portage County 2023 -2043 Comprehensive Plan

Wessel gave a presentation (presentation on file) and notated a few minor edits that needed to be made. Edits include: updating the plan cover page to 2024, correct Table 9 - Total Housing Units and Alice and Poverty level, and the "Town of Big Flatts" was referenced in error. Keller suggested addressing childcare a little more, such as program and assistance references.

A motion was made by Barry Jacowski, seconded by Julie Morrow, to close the public hearing. Motion to close the public hearing carried by voice vote, with no negative votes.

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

CORRESPONDENCE

APPROVAL OF MINUTES

5. February 27, 2024

A motion was made by Julie Morrow, seconded by Pat Keller, to approve. Motion to approve passed by voice vote, with no negative votes.

DISCUSSION/POSSIBLE ACTION

6. Discussion/Possible Action - Town of Grant Comprehensive Plan Amendment

A motion was made by Barry Jacowski, seconded by Julie Morrow, to deny the request. Raikowski stated the Town of Grant will need to work on their Joint Development Agreement with Doral, revise their request, and bring it back for reconsideration. Motion passed by voice vote, with no negative votes.

7. Discussion/Possible Action - Town of Carson Comprehensive Plan Amendment and Portage County Zoning Ordinance Map Amendment, Czaikowski

A motion was made by Barry Jacowski, seconded by Julie Morrow, to approve. Motion to approve passed by voice vote, with no negative votes.

8. Discussion/Possible Action - Town of Sharon Comprehensive Plan Amendment and Portage County Zoning Ordinance Map Amendment, Fliss

A motion was made by Julie Morrow, seconded by Pat Keller, to approve. Motion to approve passed by voice vote, with no negative votes.

9. Discussion/Possible Action - Resolution to Recommend Adoption of the Portage County Comprehensive Plan

A motion was made by Pat Keller to approve the plan with the following amendments; update the plan cover page to 2024, correct Table 9 - Total Housing Units, Alice and Poverty level, "Town of Big Flatts" reference, and add in programs and resources for childcare. Motion seconded by Julie Morrow, motion approved by voice vote, with no negative votes.

10. Discussion/Possible Action Re: Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)

- Request for special meeting attendance
- Approval of attendance of special meetings
- Special meeting attendance reports

REPORTS**11. Vouchers and Procurement Card Authorizations**

Larry Raikowski noted for the record that vouchers and procurement authorizations have been reviewed.

NEXT MEETING DATE

The next standard meeting is tentatively scheduled for Tuesday, May 28, 2024 at 5:00 PM, in Conference Room 5.

ADJOURNMENT

A motion was made by Barry Jacowski, seconded by Pat Keller, to adjourn. Motion carried by voice vote. Meeting adjourned at 06:23 PM