

County Zoning Agency
MINUTES
October 19, 2009 Meeting – 5:00 p.m.
100 West Walworth Street
Elkhorn, Wisconsin

Chairman Rick Stacey called the meeting to order at 5:00 p.m.

Roll call – Committee members present were Chairman Rick Stacey, Vice Chairman Jim Van Dreser, Supervisors Dave Weber, Claudia Holst, and Mark Bromley and Citizen Member Greg Holden. Citizen Member Richard Kuhnke, Sr. was absent. A quorum was present.

County staff present Walworth County Administrator and Corporation Counsel David Bretl; Land Use and Resource Management Department Director Michael Cotter; County Board Chair Nancy Russell; John Orr and Rich Colbert, Information Systems Department

Public in attendance Ken Monroe, Town of Bloomfield Chair and members of the Bloomfield Town Board, Doug Mushel

A motion and second to approve the agenda was made by Supervisors Bromley and Weber. The motion carried 6 – 0.

Discussion/Possible Action – All issues associated with the transition of general zoning from Walworth County to the Town of Bloomfield Doug Mushel represented the Town of Bloomfield and said the target date for withdrawing from County Zoning is January 1, 2010. He said they would like to put a moratorium on zoning in the Town of Bloomfield so that any zoning issues that are coming up can be delayed until they have an opportunity to put together their zoning ordinance. He said they initially plan on following the Walworth County ordinance for the Town of Bloomfield zoning ordinance. He said they are in the process of hiring a planner to redo the ordinance. He said the Town has passed a comprehensive plan and passed that on to the County. Mr. Mushel had various questions regarding GIS, enforcement, fees, etc. Mr. Mushel said they would still like to have a good working relationship with the County.

Mr. Bretl called on the IS Department. Rich Colbert asked Mr. Mushel if they plan on housing the data and if it would be available to the public. Mr. Mushel said they will house it with their engineering firm and it will be available on the website. Mr. Colbert asked if they are planning on having it come back to the County so we can show it on our mapping system also. Mr. Mushel said they have no objection to that. Mr. Colbert said they do not show city and village information on the County map site. Mr. Mushel said there are no ETZ's involved at this time. He said the Town of Bloomfield is essentially in the process of incorporating into a village, and if that happens there will be a village and a town and doesn't know how that will work out as far as GIS. Mr. Mushel said the Town will have its engineering firm work with the IS Department. Nancy Russell asked what about shoreland. Mr. Cotter said shoreland would be handled by the County. The only way the County would not handle shoreland is if they incorporated to a village. Rick Stacey asked about charges. Rich Colbert said if we would get into a back and forth maintaining the data there would be charges.

Ken Monroe, Bloomfield Town Chairman, indicated that the Town is going to have a hearing regarding a moratorium. Mr. Mushel said the moratorium is so the Town can move forward with their zoning ordinance and get it changed. This would take about 60 days. Anything that is in process with the County now will still proceed. There will be no moratorium on building permits. Only rezones, according to Mr. Mushel. Nancy Russell asked what happens if there are changes in shoreland zoning, how will they be reconciled. Mr. Cotter said if Bloomfield is still a township it would fall under County zoning. Mr. Mushel asked if there is a formal methodology they have to go through to make this process legal. Mr. Bretl said they need to get legal advice from their attorney. Mr. Cotter said he produced a book in 2004 that was provided to each township and Bloomfield can consult that book regarding opting out. The book is called Response to Resolution #63-10/04. Any amendments to the zoning maps or code still have to come back to the County Board.

Fees are found in the fee schedule in the County ordinance and applicants would still have to pay a fee for rezone applications in the shoreland area. Any copying of files would be subject our fee schedule. Mr. Mushel said files could be requested on as needed basis. This could be done with reasonable notice. Greg Holden suggested that they could send someone in from the Town to copy a file. There would be some training involved. All original files will remain with the LURM Department.

Enforcement issues in the shoreland would be handled by the County. Enforcement issues in non-shoreland would be the Town's responsibility. Mr. Cotter said that when a property is bi-sected, half shoreland and half Township, we work cooperatively with the town building inspector or whoever administers the zoning. Mr. Cotter said that if the town zoning administrator calls our staff about a purely township issue, we do not have the time to re-educate that person.

The Town of Spring Prairie Board was also in attendance and discussion took place regarding a centralized GIS system and other topics.

Adjournment: A motion and second to adjourn was made by Supervisor Van Dreser and Greg Holden. The motion carried 6 – 0. The meeting was adjourned at 6:20 p.m.

Submitted by Marie Halvorson, Recording Secretary. Minutes are not final until approved by the committee at its next meeting.