

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

Proposed Amendments to the Adams County Shoreland Protection Ordinance
Adams County Community Center
June 15, 2011
6:00 P.M.

Chairman Joe Stuchlak called the Public Hearing to order at 6:00 P.M. with the following members present; Glenn Licitar, Barb Morgan, Terry James, Diane England, Randy Theisen, and Karl Klingforth. Others present were: Phil McLaughlin, Zoning Administrator; Tyler Grosshuesch, GIS Specialist and Cathy Allen, Recording Secretary. Was this meeting properly announced? Cathy Allen stated that it was. Roll Call.

Phil McLaughlin explained that the Department of Natural Resources had comments on the proposed revisions to the Ordinance that may be incorporated in the Ordinance upon Committee approval, copies of which have been distributed to the audience. Mr. McLaughlin then explained the Shoreland Maps for individual Townships which had been tacked up on the wall for viewing.

Chairman Joe Stuchlak asked the Committee if they had any comments. When none were forthcoming, Mr. Stuchlak opened discussion with the audience.

Bob Benkowski, Town of Rome, stated that the Tri Lakes area has a lot of beach area that could be affected because they exceed 200'. Would they be allowed to remain status quo?

Lori Djumadi wanted to know what would happen to the Lake Arrowhead beach centers.

Phil McLaughlin stated that the Department of Natural Resources (DNR) was aware of the issues and agreed that some leniency is required. The issues seem to be with the State, County and local parks and beaches. There is no definite answer, but discretion will be used.

Chairman Joe Stuchlak stated that in his conversations with the DNR, the key word was "established" and that we will need to do the best that we can regarding buffers.

Mr. McLaughlin asked the Committee if they were interested in amending Section 4-2.01.

Discussion was held regarding differences in uses and amount of beach area. Randy Theisen stated that there was to be no grandfathering, no exceptions, that the rules need to apply to everyone. Discussion followed. Terry James made a motion to eliminate the 200 ft. limitation from Section 4-2.01. Karl Klingforth seconded the motion. 5 – Yes. 2 – No. (Theisen, England) Motion carried.

Terry James felt that percentage of slope is the wrong way to handle beach areas, that they should be handled through storm water run-off on existing beaches; new beaches would need to comply with Section 5. Chris Murphy stated that the percentages were based on rain fall event, and the soils ability to accept. Discussion followed.

Terry James made a motion to remove "on slopes less than 3%" from Section 4-2.01. Karl Klingforth seconded the motion. All in favor. Motion carried.

Pat Pisellini enquired about the 30% viewing corridor. If two owners side by side could have their viewing corridors side by side? Phil McLaughlin stated that there is nothing prohibiting it.

Madalena Lawrence asked how to identify the Ordinary High Water Mark. Discussion followed.

Phil McLaughlin discussed the 15% impervious surfaces requirements.

Tom Lockner of Central Wisconsin Cranberries Association enquired about Section 8-3B.01. Discussion followed. Terry James made a motion to strike all but "Agricultural Uses" from 8-3B.01(A). Glenn Licitar seconded the motion. All in favor. Motion carried.

Tom Lawrence from Jordan Lake wanted clarification of Section 4-2.08 Mitigation. The only instance when a plan will need to be recorded with the Register of Deeds will be if a person is entering into a mitigation plan. It was noted that the compliance date for buffer restoration has been extended from September 2013 to July 1, 2015.

Gary Bollenbach asked if the 15% impervious surface restriction would affect everyone no matter the lot size. The answer was yes, but only that portion of properties within 300' of the Ordinary High Water Mark.

Norbert Affeldt questioned when this amendment takes effect. Mr. McLaughlin informed him that it is upon publication after County Board approval.

Alexandria Beckman, SAYL member, joined the meeting at 7:05 P.M.

Tyler Grosshuesch, GIS Specialist provided a power point presentation of the revised Shoreland maps and answered questions regarding them.

It was the consensus of the Committee to consider the revisions to the Ordinance based on DNR comments Section by Section.

Section 2-3.04 Barb Morgan made a motion to accept the changes. Randy Theisen seconded the motion. All in favor. Motion carried.

Section 3-4.01 Terry James made a motion to accept the changes. Diane England seconded the motion. All in favor. Motion carried.

Section 6.00 Karl Klingforth made a motion to accept the changes. Barb Morgan seconded the motion. All in favor. Motion carried.

Section 6-2.00 Terry James made a motion to accept the changes. Glenn Licitar seconded the motion. All in favor. Motion carried.

Section 4-2.05 Terry James made a motion to accept the changes. Karl Klingforth seconded the motion. All in favor. Motion carried.

Definitions. Karl Klingforth made a motion to accept the changes. Barb Morgan seconded the motion. All in favor. Motion carried.

PLANNING & ZONING COMMITTEE
PUBLIC HEARING: SPO
JUNE 15, 2011
PAGE #2

Nick Homan stated that all groups that he represents, support the Ordinance for the purpose of water quality, requests that all riparian landowners to be notified of the Ordinance requirements and would also like the County to show pro active support for enforcement of the Ordinance.

Diane England made a motion to approve the Adams County Shoreland, Wetland and Habitat Protection Ordinance as amended and forward to County Board for final consideration. Glenn Licitar seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Randy Theisen made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 7:43 P.M.

Joe Stuchlak, Chair

Randy Theisen

Glenn Licitar, Vice-Chair

Barb Morgan

Terry James, Secretary

Karl Klingforth

Diane England

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.