

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: June 7, 2017

Chairman Rocky Gilner called the Adams County Planning & Zoning Committee Meeting to order in Room A260 at the Courthouse in Friendship Wisconsin at 1:00 P.M. with the following members present: Randy Theisen, Larry Borud, Barb Morgan, Al Sebastiani and Fred Nickel. Larry Babcock was absent. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Pledge of Allegiance. Roll Call. Barb Morgan made a motion to approve the agenda. Randy Theisen seconded the motion. All in favor. Motion carried.

Public Hearings: Daniel Paul Eller – Conditional Use Permit request under Section 5-6B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow short term rental of a single family dwelling on property located in the NE ¼, NW ¼, Section 5, Township 14 North, Range 6 East, Lot 33, Doe Addition to Fawn Lake Subdivision at 3649 11<sup>th</sup> Drive, Town of Dell Prairie, Adams County, Wisconsin. It was noted that the Town of Dell Prairie objects to the request as they feel the area is densely populated area with small lots. Cindy DeRusso, adjacent owner submitted a letter in opposition to the request because the previous owner rented the property out. There was loud music at all hours, excessive trash, speeding cars and claims there are the same problems since Mr. Eller has been renting it out. Dan Eller, owner presented color air photos to the Committee explaining that he wishes to rent to family, friends and co-workers and plans to reinvest in the property with new siding, dock and a garage. Discussion was held on size of septic system, number of people rented to at one time (12) and conditions to be attached to the Conditional Use Permit. Fred Nickel made a motion to grant the Conditional Use Permit including the list of rental conditions provided by the petitioner with item #12 septic maintenance being performed once a year. Randy Theisen seconded the motion. Roll Call Vote: 3 – Yes. 3 – No. (Sebastiani, Gilner and Morgan) Request denied by tie vote. Michael J. & Dawn M. Spranger Revocable Trust – Rezoning request of a portion of a 40 acre parcel (< 1 acre) from a Conservancy District to an R&R Recreational/Residential District of the Adams County Shoreland Wetland & Habitat Protection Zoning Ordinance to allow construction of a dwelling on property located in the NW ¼, NE ¼, Section 27, Township 19 North, Range 6 East on Browndeer Avenue, Town of Big Flats, Adams County, Wisconsin. The Town of Big Flats had no objections. There was one phone call with objections. Mr. Spranger was present to explain the request. Discussion was held. Barb Morgan made a motion to grant the request and forward that recommendation to the County Board for final action. Larry Borud seconded the motion. Roll Call Vote: 6 Yes. Motion carried. William H. & Nancy K Haight – Rezoning request of a portion of a 43.5 acre parcel (1.93 acres) from a Conservancy District to an R&R Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow an existing dwelling to become conforming and allow construction of an accessory building on property located in the NE ¼, NW ¼, Section 6, Township 17 North, Range 7 East at 653 Cty Road J, Town of Lincoln, Adams County, Wisconsin. The Town of Lincoln had no objections. Greg Rhinehart was present to explain the request. Discussion was held. Fred Nickel made a motion to grant the request and forward that recommendation to the County Board for final action. Al Sebastiani seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Bruce C. & Kathryn M. Rodger – Rezoning request of a 36 acre parcel from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the property to be split and located in the NE ¼, NW ¼, Section 28, Township 15 North, Range 7 East at 470 Cty Road I, Town of Jackson, Adams County, Wisconsin. The Town of Jackson had no objections. Bruce Rodger was present to explain the request. Discussion was held. Larry Borud made a motion to grant the request and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. K & L Campground, LLC – Rezoning request from an R-3 Residential District to a B-1 Rural Business District with a Conditional Use Permit under Section 5-12.03 (E) of the Adams County Comprehensive Zoning Ordinance to allow the existing campground to become conforming on property located in the SE ¼ SE ¼, Section 28, Town 15 North, Range 7 East, Pt. of Lot 1, CSM 3101 at 3503 Cty Road G, Town of Jackson, Adams County, Wisconsin. The Town of Jackson did not object to the request. Discussion was held. Randy Theisen made a motion to grant the request and forward the rezoning portion to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 6 – Yes. Motion carried.

Chairman Gilner closed the public hearings and stated that public participation will be taken as appropriate on agenda items.

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Al Sebastiani made a motion to accept the previous meeting minutes as presented. Larry Borud seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his monthly report to the Committee.

Discussion was held regarding a job description for the County Surveyor position with input from current County Surveyor Greg Rhinehart. It was the consensus of the Committee to review the job description, with discussion and possible action at the July Committee meeting.

Jodi Helgeson was not present and her written report for Register of Deeds/office activities and Land Information was provided to the Committee.

Discussion was held regarding monitoring conditions placed on short term rental Conditional Use Permits. Chief Deputy Terry Fahrenkrug was present to explain that the Sheriff's Department could be called out for the normal complaints of fireworks, ATV's and excessive noise. The Sheriff's Department would be willing to work with the Committee by providing reports from those visits when requested. The Committee can then decide if it is feasible to revoke the Conditional Use Permit with three valid police reports.

Planning & Zoning Updates: Discussion was held as to the Planning & Zoning Department emailing copies of rezoning request information, financial report and other such paperwork pertaining to an upcoming meeting.

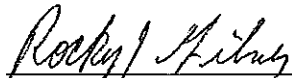
The Financial Report for the month of April was presented to the Committee for review.

Correspondence: None.

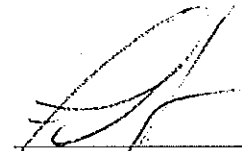
The next Committee meeting is scheduled for Thursday July 6, 2017 at 1:00 P.M.

Larry Borud made a motion to adjourn. Rocky Gilner seconded the motion. All in favor. Motion carried.

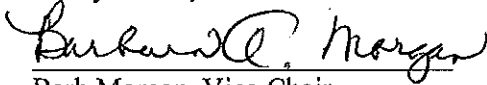
Adjourned: 2:16 P.M.



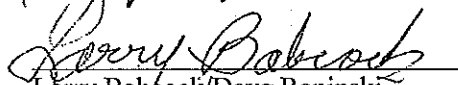
Rocky Gilner, Chair



Fred Nickel/Jerry Kotlowski



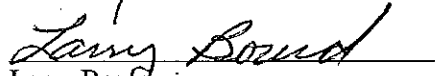
Barb Morgan, Vice-Chair



Larry Babcock/Dave Repinski



Randy Theisen



Larry Borud



Al Sebastiani



Cathy Allen, Recording Secretary