

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: May 6, 2015

The Adams County Planning & Zoning Committee met at 12:00 P.M. on Wednesday May 6, 2015 to conduct a site visit of the Jay & Shannon Churco property at 169 Glen Lane in the Town of New Haven. After viewing the property, the Committee recessed and reconvened in the County Board Room at the Courthouse in Friendship, Wisconsin.

Chairman Joe Stuchlak apologized for the delay to the general public present for the public hearings, then called the Adams County Planning & Zoning Committee meeting to order at 1:32 P.M with the following members present: Mark Hamburg, Larry Babcock, Al Sebastiani, Rocky Gilner, Barb Morgan and Randy Theisen. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll call. Barb Morgan made a motion to approve the agenda as noticed. Rocky Gilner seconded the motion. All in favor. Motion carried. Public Hearings: Jay & Shannon Churco – Rezoning request for two one acre parcels from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Ordinance to make the existing residential use conforming and a possible future building site on property located in the SE ¼, SW ¼, Section 24, Town 14 North, Range 7 East, Lot 1, CSM 5683 at 169 Glen Lane, Town of New Haven, Adams County, Wisconsin. Jay Churco was present to explain that one acre was to make the existing residence conforming, for a garage addition on the east end of the house and to allow for a replacement septic area. The second site would be for a structure such as a lean to for a sitting area to enjoy the view of the bay. It was the consensus of the Committee to vote on each one acre request separately. Upon completion and review of the Findings Checklist for the existing residence area, the average combined totals was 352. (Stuchlak-49; Morgan-58; Hamburg-60; Randy Theisen-55; Babcock-47; Gilner-48; Sebastiani-35) Mark Hamburg made a motion to grant the rezoning for the existing house area and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 7 Yes. Motion carried. Upon review of the Findings Checklist for the future building site, the average combined totals was 301. (Stuchlak-48; Morgan-38; Hamburg-60; Randy Theisen-48; Babcock-48; Gilner-32; Sebastiani-27) Mark Hamburg made a motion to grant the rezoning for the future building site and forward that recommendation to the County Board for final action. Rocky Gilner seconded the motion. Roll Call Vote: 5 Yes. 2 No. (Sebastiani and Gilner) Motion carried. RLDS Church Camp Oak Hills/Melanie & Jonathan Nawrot – Conditional Use Permit request under Section 5-3.03(A) (22) of the Adams County Comprehensive Zoning Ordinance for exhibition of exotic animals in a petting zoo on property located in Section 6, Town 15 North, Range 7 East, Lot 1 of CSM 5818 at 3018 Cty Trk B, Town of Jackson, Adams County, Wisconsin. The Town of Jackson did not have any objections, but stipulated conditions. Nick Segina, President of the Noah's Ark Zoo Board of Directors was present to explain the request. Mr. Segina explained that this would be a charitable organization which requires a board to govern the operation of the petting zoo. Mr. Segina stated that it would be a fenced compound from 7 to 10 acres in size centered on the approximately 104 acre parcel and use existing bunkhouses which would be turned into animal housing units with outdoor enclosures off those existing buildings. Testimony was also taken from Melanie Nawrot. Ms. Nawrot provided the Committee with a copy of a Class B Dealer license issued by the Department of Agriculture and stated that this license allows her to breed, buy, sell and exhibit animals. Also submitted was a copy of a list of exotic animals planned for the zoo. Concerns were raised regarding animal waste disposal, noise and disease. It was made clear that all animals will be coming from within the United States. Discussion followed. Rocky Gilner made a motion to approve the Conditional Use Permit. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. 1 – No. (Sebastiani) Motion carried. Randy Theisen made a motion to list the conditions to be placed with the permit. Larry Babcock seconded the motion.

1. Protect the health, safety and welfare of the public.
2. Provide proof of liability insurance with a minimum of \$1,000,000 with the Town of Jackson and Adams County as additional insureds.
3. Set a limit of 25 exotic species as listed on information provided by petitioner, not to exceed 75 stock animals, not including off-spring, but with offspring to leave the facility as soon as possible after maturity.
4. No reptiles or arachnids.
5. Provide proof of USDA assuming all costs of care and relocation of animals if venture fails for any reason, or provide a bond of \$250,000 to reimburse actual costs if animals should become the responsibility of the Town or the County.
6. Require a 150' setback for animal containment facilities from bordering residential properties.
7. Is understood that the Township along with Adams County will reserve the right to suspend this permit at any time in the future, in the event that the County believes there may be some risk to the safety and/or welfare of the animals or public.
8. A current list of animals shall be kept and given to the fire department/rescue departments along with the map of the campsite numbers, this includes Oxford and on-call New Chester Volunteer Fire Departments, First Responders and Ambulance Crew so they know where they are located at all times for responding to any emergencies. For the safe travel of the emergency vehicles once leaving County Road B, there needs to be a clear width of 16 feet and height of 14 feet maintained at all times.
9. An eight foot perimeter fence in compliance with USDA requirements enclosing the entire area where the animals will be confined. The fenced area shall be placarded at intervals of 100 feet labeling the type or animals confined within that area. (This would be most important for the emergency departments when called to an emergency.) The property shall also have a 150' buffer from any residential areas.
10. Licensing of animal exhibitors is regulated by the USDA. It is understood that the USDA will perform an inspection of the facility prior to its opening. Any approval of this use shall be contingent upon the facility passing the USDA inspection and remaining in good standing with the USDA. It is understood that the USDA inspector will inspect the facility before any animals are brought on-site and will perform surprise inspections at various times the facility is in operation.
11. The facility shall remain in good standing with the USDA and maintain a current Class B exhibitor's license with a copy to be provided to the Planning & Zoning Department yearly.
12. All animals shall be examined by a qualified veterinarian once a year and certified that each animal does not carry any diseases that may threaten the health of the neighboring residents, local domesticated animals or local wildlife with a copy of those findings submitted annually to the Planning & Zoning Department.
13. The facilities where the animals are kept must be cleaned daily.
14. The facility is responsible for any animal waste removal costs that are required.
15. The facility shall resolve any storm runoff issues that would contaminate any neighboring properties.
16. The facility shall resolve any unforeseen nuisance problems to neighboring properties that may arise.
17. Facility shall cooperate with County animal control.
18. No commercial activity within 150' buffer zone.
19. Public Health nurse is to be made aware of all animals at the facility. The public health at large can be compromised by diseases brought to a community by non-active species, such as the monkey pox outbreak stemming from prairie dogs in Wisconsin in 2003.
20. In the event that any animal escapes from the facility, the County public health and safety departments must be notified immediately.

Discussion was held. Roll Call Vote: 6 – Yes. Motion carried.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that public participation would be taken as needed.

Al Sebastiani made a motion to approve the minutes from the April 1, 2015 Committee Meeting. Rocky Gilner seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of April. Barb Morgan made a motion to approve the Surveyor's report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Jodi Helgeson could not be present today so the Register of Deeds and Land Information report was submitted in writing. Randy Theisen made a motion to approve the Register of Deeds and Land Information report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Forestry District: A letter submitted from the Wisconsin Forestry and Woodland Owners Association thanking the Committee for considering a Forestry Zoning District. It was the Committee's consensus that Mr. McLaughlin take the draft and maps to the individual Towns to explain the proposed Forestry District Ordinance.

Mr. McLaughlin stated that he had checked with Buzz Sorge from Department of Natural Resources about extending the July 1, 2015 deadline for the vegetated buffer requirements. Discussion followed. It was the consensus of the Committee to treat the buffer as an ongoing process as any other compliance process.

Planning & Zoning Updates: None.

The Financial Report for April was presented to the Committee for review and approval. Discussion was held regarding the Permit Information sheet being for the wrong month. Barb Morgan made a motion to accept the Financial Report as presented. Mark Hamburg seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Committee meeting was scheduled for June 3, 2015 at 1:00 P.M.

Chairman Stuchlak asked Ms. Allen to find someone to replace Al Sebastiani for the next Committee meeting.

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

Adjourned: 4:05 P.M.

Joe Stuchlak, Chair

Rocky Gilner

Barb Morgan, Vice-Chair

Larry Babcock

Randy Theisen

Mark Hamburg

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.