

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: May 2, 2012

Cindy Phillippi, County Clerk called the Adams County Planning & Zoning Committee meeting to order at 8:45 A.M. with the following members present: Joe Stuchlak, Glenn Licitar, Barb Morgan, Al Sebastiani and Terry James. Ms. Phillippi noted that Randy Theisen and Heidi Roekle were excused. Also present were Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Greg Rhinehart, County Surveyor. Ms. Phillippi asked if the meeting had been properly noticed. Cathy Allen stated that it was. Ms. Phillippi then requested a nomination for Chair. Barb Morgan nominated Joe Stuchlak for Chairperson. Al Sebastiani seconded the motion. All in favor. Motion carried.

Cindy Phillippi left the meeting at 8:46 A.M.

Chairman Joe Stuchlak opened the floor for nomination of Vice-Chair. Terry James made a motion to nominate Al Sebastiani. Mr. Sebastiani declined. Glenn Licitar made a motion to nominate Terry James. Al Sebastiani seconded the motion. All in favor. Motion carried. Terry James made a motion to appoint Cathy Allen as Recording Secretary. Al Sebastiani seconded the motion. All in favor. Motion carried

Barb Morgan made a motion to approve the agenda as noticed. Glenn Licitar seconded the motion. All in favor. Motion carried. Public Hearings: Terry James made a motion to deviate from the agenda and proceed to item "B" as the petitioners for item A were not yet present. Barb Morgan seconded the motion. All in favor. Motion carried.

Heidi Roekle and Randy Theisen joined the meeting at 8:51 A.M. Roll Call was taken.

Brian L. & Kristin K. Daliege – Conditional Use Permit request under Section 5-5.03(A) (19) of the Adams County Comprehensive Zoning Ordinance to allow nonmetallic mineral extraction in excess of 2,500 square feet and removing spoils pile within 300' of a wetland on property located in the NW ¼, NE ¼, Section 4, Township 19 North, Range 7 East on 4th Drive, Town of Colburn,, Adams County, Wisconsin. Informational hearing was held concurrently with operational hearing on Reclamation Plan. Glenn Licitar made a motion to approve the Conditional Use Permit. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Glenn Licitar made a motion to approve the Reclamation Plan. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Patsy. Falkner, Nancy A. Akkerman, Etal – Rezoning request of eighty (80) acres from an A1 to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the parcels to be split among family members on property located in the E ½, SE ¼, Section 4, Township 17 North, Range 6 East, Town of Adams, Adams County, Wisconsin. Barb Morgan made a motion to grant the request and forward that recommendation to the County Board for final action. Heidi Roekle seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Daniel T. & Judith K. Feldner – Conditional Use Permit request under Section 5-6B.03 (A) of the Adams County Comprehensive Zoning Ordinance to allow a 2011, 16' x 80' replacement manufactured home in an R1 Single Family Residential District on property located in the SE ¼, NE ¼, Section 5, Township 15 North, Range 6 East, Lot 56 of East Oak Valley Subdivision at 3047 11th Court, Town of Springville, Adams County, Wisconsin. Al Sebastiani made a motion to grant the Conditional Use Permit. Terry James seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Al Sebastiani made a motion to deviate to item #13 on the Agenda. Terry James seconded the motion. All in favor. Motion carried.

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

PLANNING & ZONING COMMITTEE
MONTHLY MEETING
May 2, 2012
PAGE #2

Phil McLaughlin started the discussion regarding potential revisions and/or additions to the Comprehensive Zoning Ordinance by stating that even though there will be several individuals present that will be in opposition to adding a restaurant or restaurant/bar combination to the list of Conditional Uses in the Planned Residential Community District, to look at the Ordinance specifically, to decide if this addition would be a fitting Conditional Use for this district. Mr. McLaughlin also reminded the Committee that they had asked him to compile a list of possible revisions/additions, so they could determine if a revision to the Ordinance would be appropriate at this time. Discussion was held and testimony taken from over fifteen individuals in opposition to this type of development in the Lake of the Dells Condominium area. No action taken at this time.

Terry James made a motion to recess for 10 minutes. Glenn Licitar seconded the motion. All in favor. Motion carried.

RECESS: 10:09 A.M.
RECONVENE: 10:16 A.M.

Tyler Grosshuesch, Mary Ann Bays, Sue Theisen and Jodi Helgeson joined the meeting.

Terry James made a motion to approve the minutes from the April 4, 2012 meeting as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the Surveyor's report for the month of April to the Committee for review. Terry James made a motion to approve the Surveyor's report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson informed the Committee that there has been an increase in property sales.

Land Information: Discussion was held on the 2012 Annual Base Budget/Education Grant and what the grant monies were used for. Al Sebastiani made a motion to approve the grant application as presented. Glenn Licitar seconded the motion. All in favor. Motion carried. Discussion was held regarding the search by name feature on the tax parcel/web map public website. Barb Morgan made a motion to approve the name search addition to the public website. Heidi Roekle seconded the motion. All in favor. Motion carried. Tyler Grosshuesch addressed the Committee requesting to add a charge to his fee schedule for providing color copies of the Shoreland Zoning Map overlay. Discussion was held. Randy Theisen made a motion to approve the \$50.00 charge for this service. Glenn Licitar seconded the motion. All in favor. Motion carried.

Procedure for combining parcels: Terry James asked Greg Rhinehart, County Surveyor what the average cost for a surveyor to combine parcels would be. Mr. Rhinehart stated that there were a lot of variables to consider, but estimated that the lowest cost would start around six to seven hundred dollars. Discussion was held. Randy Theisen made a motion to accept the procedures presented to combine parcels by both Planning & Zoning and the Real Property Lister Departments. Barb Morgan seconded the motion. All in favor. Motion carried.

Mr. McLaughlin informed the Committee that currently there are "no permitted uses" in the Planned Residential District, which needs to be addressed. Mr. McLaughlin then proceeded to explain the list of possible revisions that should be addressed in the Comprehensive Zoning Ordinance.

PLANNING & ZONING COMMITTEE
MONTHLY MEETING
May 2, 2012
PAGE #3

Planning & Zoning Updates: Randy Theisen stated that the Nemitz structure that was under orders to be razed is gone. Mr. McLaughlin informed the Committee that the 2004 Ford that other departments borrow is in the shop for brakes, which is paid for by the Planning & Zoning Department. Mr. McLaughlin informed the Committee that the exemption for the buffer in Shoreland Ordinance may need to be addressed. Mr. McLaughlin stated that the Planning & Zoning Department has the capability to create color maps for the public and would like to charge accordingly. The Committee suggested that it be on next month's agenda.

Phil McLaughlin presented the Financial Report for the month of March to the Committee for review. Terry James made a motion to approve the Financial Report as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Correspondence: Letters were read from two individuals requesting the reinstatement of Farmland Preservation. Discussion was held regarding changes that would be required to create a "Forestry District". A letter was read that was submitted by Dale Haddon requesting that the Comprehensive Zoning Ordinance be revised to include "short term rentals" as a permitted use in an Agricultural District. The Governor's Act 170 was touched on as far as the 50% rule being eliminated in both the Shoreland and Comprehensive Zoning Ordinances. A letter was presented to the Committee from Dan Hansen regarding inspection policy. Discussion was held. Mr. McLaughlin informed the Committee that he notified Mr. Hansen that he needs to pay the County back for Commercial Code Updates that he was registered for but did not attend.

Next meeting date: Discussion was held regarding holding the Committee meetings in the early evenings. Two dates were suggested for the June meeting. There was a conflict with a few of the members having other commitments on those evenings, so it was decided that the June meeting would remain at 9:00 A.M on June 7, 2012. A time for night meetings would be determined at that meeting.

Heidi Roekle made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 11:14 A.M.

Joe Stuchlak, Chair

Glenn Licitar

Terry James, Vice-Chair

Barb Morgan

Randy Theisen

Heidi Roekle

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.