

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: October 1, 2014

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M with the following members present: Barb Morgan, Larry Babcock, Al Sebastiani, Randy Theisen, and Mark Hamburg. Jack Allen sat in for Rocky Gilner. 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. Al Sebastiani made a motion to approve the agenda as noticed. Barb Morgan seconded the motion. All in favor. Motion carried.

Public Hearings: Janet Pearce/Dolly Cooper – Conditional Use Permit request under Section 5-6B.03 (A) of the Adams County Comprehensive Zoning Ordinance to place a 1994 16' x 80' manufactured home in an R1 Single Family Residential District on property located in the W ½, NE ¼, Section 36, Township 15 North, Range 6 East, Lot 4 of CSM 2839 at 723 Fur Avenue, Town of Springville, Adams County, Wisconsin. Janet Pearce presented pictures of the proposed home and explained that it would be for her mother. Discussion followed. Al Sebastiani made a motion to grant the Conditional Use. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Steven & Kay Joles – Conditional Use Permit request under Section 5-5.03(B) of the Adams County Comprehensive Zoning Ordinance to place a single wide manufactured home in an A3 Secondary Agriculture District on property located in the SE ¼, SW ¼, Section 14, Township 14 North, Range 6 East, Lot 6 of CSM 5308 at 853 Gillette Lane, Town of Dell Prairie, Adams County, Wisconsin. Steven Joles explained that there are other single wide homes in the area and this would be a 2014 16' x 80'. Mark Hamburg made a motion to grant the Conditional Use. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Jon Roerig – Rezoning request from an R1 Single Family Residential District to an R3 Versatile Residential District to allow a 2007 14' x 70' manufactured home on property located in the NW ¼, NW ¼, Section 11, Township 17 North, Range 6 East, Lot 1 of CSM 1648 at 2000 9th Avenue, Town of Adams, Adams County, Wisconsin. The owner and Realtor Bill Parr were present to explain the request. Pictures of the proposed home were presented. It was pointed out that there was a mobile home park down the road. Discussion followed. Larry Babcock made a motion to approve the rezoning request and forward that recommendation to the County Board for final approval. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Brian L. & Laura L. Ritchie – Conditional Use Permit under Section 5-6B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow temporary rent or lease of a single family dwelling in an R1 Single Family Residential District on property located in Pt. of Gov't Lot 9, Section 7, Township 14 North, Range 6 East, Lot 40 of Indian Shores Subdivision at 1347 Gem Court, Town of Dell Prairie, Adams County, Wisconsin. Dell Prairie Chairman Dan McFarlin phoned the Zoning Administrator stating that he personally had no objections, but the Town Participation form noted objections, with concerns of traffic, noise etc. Many other letters were read into the record with objections, along with adjacent owners presenting oral testimony in objection. Lengthy discussion was held regarding the rental agreement, enforcement of such and possibility of setting a precedent. Al Sebastiani made a motion to deny the request. Barb Morgan seconded the motion. Roll Call Vote: 4 – Yes. 3 – No. (Theisen, Hamburg, Babcock) Motion to deny carried. Ms. Ritchie asked if she could be refunded the \$300.00 submitted for the Board of Adjustment Special Exception Permit to be held on October 15, 2014. Discussion followed. Jack Allen made a motion to refund the full \$300.00. Randy Theisen seconded the motion. All in favor. Motion carried. Bobbie Jo Slife – Rezoning request of a 35 acre parcel from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture (approx 33 acres) and an R1 Single Family Residential District (approx 2 acres) of the Adams County Comprehensive Zoning Ordinance to allow the property to be split and located in the NE ¼, SE ¼, Section 23, Township 19 North, Range 7 East at 1065 Cty Trk G, Town of Colburn, Adams County, Wisconsin. Greg Rhinehart was present to represent Ms. Slife. Mr. Rhinehart explained that Ms. Slife wants to keep the two acres with the buildings and sell the rest for farming. Mark Hamburg made a motion to approve the rezoning request and forward that recommendation to the County Board for final approval. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried

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

Larry Babcock made a motion to approve the minutes from the September 3, 2014 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the surveyor's report for the month of September to the Committee for review. Larry Babcock made a motion to approve the Surveyor's report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Jody Helgeson stated that she had received a new printout of the 2015 Budget with a place holder of 1.5% increase in wages for employees. Ms. Helgeson stated that a Land Information meeting is scheduled for October 2, 2014. Barb Morgan made a motion to accept the Register of Deed and Land Information reports as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Woodland Tree Protection Ordinance: Richard Matzke introduced himself as Chairman of the Big Roche a Cri Lake District and concerned Town of Preston resident. Mr. Matzke stated that recently there was 400 acres of woodland cleared and developed into agriculture fields with irrigation. Discussion was held regarding creating a Forestry District. It was the consensus of the Committee to place the subject on next month's agenda for further discussion and possible action.

Planning & Zoning Updates: Phil McLaughlin stated that there was an error on the Zoning Ordinance Amendment for Lonnie Kluesner in the Town of Springville. Discussion was held. Jack Allen made a motion to correct the errors and forward to County Board. Randy Theisen seconded the motion. All in favor. Motion carried.

Financial Report for August was presented to the Committee for review. Mark Hamburg made a motion to approve the Financial Report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Correspondence: Joe Stuchlak stated that he had correspondence regarding a conference in Almond, Wisconsin regarding Michigan's approach to ground water management. Mr. Stuchlak stated that he was going. No one else wished to attend.

The next meeting was scheduled for November 5, 2014. Mark Hamburg stated that he would like the meeting to be scheduled after 4:00 P.M. Discussion was held alternating between morning and 4:00 P.M. Mark Hamburg made a motion for a 4:00 P.M. meeting. Randy Theisen seconded the motion. Roll Call Vote: 4 - No. 3 - Yes. Motion failed by roll call vote. Motion by Barb Morgan for a 3:00 P.M. meeting. Mark Hamburg seconded the motion. Roll Call Vote: 6 - Yes. 1 - No. (Sebastiani) Motion carried.

The next meeting will be held at 3:00 P.M. on Wednesday November 5, 2014.

Jack Allen made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 3:14 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.