

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: December 2, 2015

Vice-Chair Barb Morgan called the Adams County Planning & Zoning Committee Meeting to order at 1:04 P.M. on Wednesday December 2, 2015 with the following members present: Mark Hamburg, Rocky Gilner, Randy Theisen and Al Sebastiani. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Larry & Patricia Yunck. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Mark Hamburg made a motion to approve the agenda as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Chairman Joe Stuchlak and Larry Babcock joined the meeting at 1:08 P.M.

Public Hearings: John A. & Sally J. Cavanaugh – Rezoning request of a parcel of land (37.5 acres) from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District (25 acres) and an A3 Secondary Agriculture District (12.5 acres) of the Adams County Comprehensive Zoning Ordinance to allow the property to be split and located in the NE ¼, NW ¼, Section 34, Township 17 North, Range 6 East, at 959 Dyke Avenue, Town of Adams, Adams County, Wisconsin. John Cavanaugh was present to explain that he wants to split the property to build another home. A map of the proposed division was viewed by the Committee and discussion was held with comments taken from adjacent owners. Rocky Gilner made a motion to grant the request and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. John Herbert & Cleo R. Graff – Rezoning request of a parcel (40 acres) 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 NW ¼, NE ¼, Section 22, Township 19 North, Range 7 East, at 331 Cty Trk C, Town of Colburn, Adams County, Wisconsin. Randy Graff was present to explain that they are requesting the rezone so that they can split the property and divide between family members. Phil McLaughlin pointed out that the property is zoned Conservancy under the Shoreland Ordinance but the request does not include any changes to that. Discussion was held. Al Sebastiani 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: 7 – Yes. Motion carried. The New Christian Church of Full Endeavor LTD/Holiday Wholesale – Rezoning request of 175.45 acres from A1 Exclusive Agriculture, A1-15 Exclusive Agriculture, A3 Secondary Agriculture and R1 Single Family Residential to a B1 Rural Business District (approx. 155.45 acres) and an R2 Rural Residential District (an 8 acre portion and a 12 acre portion) of the Adams County Comprehensive Zoning Ordinance on property located in Section 31, Township 14 North, Range 7 East on State Road 23, Town of Dell Prairie, Adams County, Wisconsin. Wolter Van Verschuer, President of the Church was present to explain that the sale of the property is contingent upon the rezone. Howard Wegert and Joe Gussel of Holiday Wholesale (buyer) explained that they plan to use the property for extra storage and possibly for future business. Dave Schultz (Real Estate Agent) and Dan McFarlan, Dell Prairie Chair were also present to show support for the rezone. Mark Hamburg made a motion to grant the request and forward that recommendation to the County Board for final action. Larry Babcock seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Wisconsin Land Co-Op, LLC – Conditional Use Permit request under Section 5-3.03(A) (19) of the Adams County Comprehensive Zoning Ordinance to allow nonmetallic mineral extraction on property located in the SW ¼, SE ¼, & SE ¼, SE ¼, Section 33, Township 17 North, Range 6 East, Pt. Lot 1, CSM 1328 and Pt. Lot 1, CSM 2946 at 1026 Cty Trk E, Town of Adams, Adams County, Wisconsin. Steven Stalker owner, was present to explain that he wants to have a pond dug for recreation and wildlife purposes. Discussion was held as to keeping the pond less than an acre in size, as more than an acre would require a non-metallic mining reclamation plan. Also discussed was the road route to be used by the company hauling the excavated materials off site. Barb Morgan made a motion to grant the request. Mark Hamburg seconded the motion. Barb Morgan stated that she would like to add the condition that the excavated materials be transported on County Road E. Mark Hamburg seconded the addition of that condition. Roll Call Vote: 7 – Yes. Motion carried.

Chairman Stuchlak closed the public hearing portion of the meeting and stated that public participation will be taken as needed.

Mark Hamburg made a motion to accept the minutes from the November 4, 2015 meeting as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

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

Register of Deeds/Land Information: Jodi Helgeson informed the Committee of office projects and end of year activities. Barb Morgan made a motion to approve the Register of Deed's and Land Information report. Mark Hamburg seconded the motion. All in favor. Motion carried.

Phil McLaughlin informed the Committee that he has seven people to serve on the Ad Hoc Committee for the Farmland Preservation Plan updates, but needs to contact a few more.

Forestry District: There is nothing new to report.

After discussion on the fee schedule for the Nonmetallic Mining Reclamation Ordinance it was the consensus of the Committee to have Mr. McLaughlin obtain information on fees charged by Counties with similar size and circumstance for both the Nonmetallic Mining Reclamation Ordinance and the Planning & Zoning fee schedule and place on the January agenda.

Planning & Zoning Updates: None.

The Financial Report for the month of October was presented to the Committee for review and approval. Discussion was held regarding the DNR Lake Protection Grant. Mark Hamburg made a motion to accept the Financial Report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Committee meeting is scheduled for January 6, 2016 at 1:00 P.M.

Barb Morgan made a motion to adjourn. Rocky Gilner seconded the motion. All in favor. Motion carried.

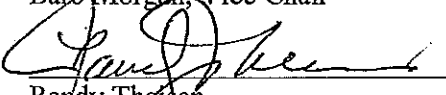
Adjourned: 2:11 P.M.



Joe Stuchlak, Chair



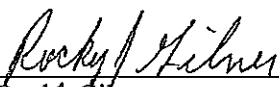
Barb Morgan, Vice-Chair



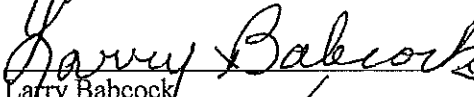
Randy Theisen



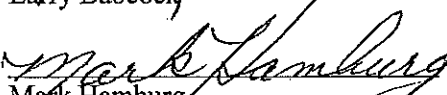
Al Sebastiani



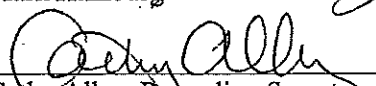
Rocky Gilner



Larry Babcock



Mark Hamburg



Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.