

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: March 1, 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 and Al Sebastiani. Dave Repinski and Jerry Kotlowski sat in for Larry Babcock and Fred Nickel respectively. 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. Al Sebastiani made a motion to approve the agenda. Larry Borud seconded the motion. All in favor. Motion carried.

Public Hearings: David S. & JoEllen Foster – Rezoning request of a parcel (35.73) from an R1 Single Family Residential District to an A2 Agricultural Transition District of the Adams County Comprehensive Zoning Ordinance to allow agriculture use on property located in the SW ¼, NE ¼, Section 8, Township 18 North, Range 6 East, Lot 2 of CSM 5744 on State Road 13, Town of Preston, Adams County, Wisconsin. Mr. McLaughlin noted that the Town objected to the request citing that the rezone does not encourage residential growth, generate employment and reduces taxes. Attorney John Orton of Curran, Hollenbeck and Orton Law Offices was present to represent David & JoEllen Foster. Mr. Orton proceeded to explain that the proposed agriculture use is conducive to the Town Comprehensive Plan and that most of the adjacent land owners that were contacted did not have a problem with the request. JoEllen Foster stated that the previous owner was having trouble selling the property since a tornado had gone through the area years ago and left it a mess. Ms. Foster explained that they cleaned the property up and proposed to put the property to agricultural use. Guy Groshek and Richard Matzke were present to voice objections. Mr. Matzke stated that if the Committee were to recommend approval of the request over the Town's objections they asked that there be no human or animal waste spread on the property and there be a nutrient management plan. Wally Sedler from the Land & Water Conservation Department stated that a nutrient management plan would be required through his office. The question was raised if there was a high capacity well present. Mr. Foster stated that he has an approved permit for one. Discussion followed. Barb Morgan made a motion to grant the request and forward that recommendation to the County Board for final action. Jerry Kotlowski seconded the motion. Roll Call Vote: 5 – Yes. 2 – No. (Theisen, Gilner) Motion carried. David D. Dehmlow – Conditional Use Permit request under Section 5-3.03(A) (19) of the Adams County Comprehensive Zoning Ordinance to allow removal of more than 2500 sq. ft. but less than one acre of sand from property located in the NE 1¼, SE ¼, Section 36, Township 16 North, Range 5 East on County Road H, Town of Easton, Adams County, Wisconsin. (The purpose of this request is to level an agricultural field by removing a ridge.) Mike Dehmlow was present to explain the request. Al Sebastiani made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

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

Dave Repinski 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. Mr. Rhinehart mentioned to the Committee that some might want to attend a symposium being held at Chula Vista by the State of Wisconsin on Land Records modernization and handed out pamphlets.

Jodi Helgeson presented and explained the Register of Deed's yearly report. Ms. Helgeson stated that she had attended the Wisconsin Land Information Conference at Chula Vista. Discussion followed. Barb Morgan made

a motion to accept the Register of Deed's yearly report and forward to the County Board. Randy Theisen seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Phil McLaughlin reminded the Committee that finances are in the budget for the purchase of a new vehicle for the Department. Discussion followed. Mr. McLaughlin will explore options to determine whether to trade or sell the existing vehicle and will keep the Committee informed.

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

Correspondence: None.

The next Committee meeting is scheduled for April 5, 2017 at 1:00 P.M.

Randy Theisen made a motion to adjourn. Dave Repinski seconded the motion. All in favor. Motion carried.

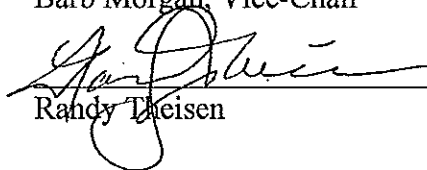
Adjourned: 2:15 P.M.



Rocky Gilner, Chair

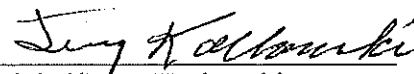


Barb Morgan, Vice-Chair




Randy Theisen


Al Sebastiani



Fred Nickel/Jerry Kotlowski



Larry Babcock/Dave Repinski



Larry Borud



Cathy Allen, Recording Secretary