

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: February 4, 2015

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

Public Hearings: Paul I. Ebert – Rezoning request of a property (35 acres) from an A1 Exclusive Agricultural District to an A3 Secondary Agricultural District of the Comprehensive Zoning Ordinance on property located in the SE ¼, NE ¼, Section 20, Township 14 North, Range 7 East at 3937 5th Avenue, Town of New Haven, Adams County, Wisconsin. Paul Ebert's son Bill was present to explain that the rezoning was required to be able to split and reconfigure the property into two lots for himself and his sister. The Town had no objections. Rocky Gilner made a motion to grant the rezoning and forward that recommendation to the County Board for final approval. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Chairman Joe Stuchlak informed the audience that the hearing for White Creek Station, LLC was pulled from the agenda as it was not on the Town Board Agenda for action. Mr. Stuchlak stated that it might be on the March 4, 2015 agenda and required notification letters would be mailed out.

Birchcliff Resort & Condominiums, LLC. – Rezoning request of a portion of a parcel (approximately 12 acres) from an A3 Secondary Agriculture District to an R-1C Single Family Conservation Residential District with a Conditional Use Permit under Section 5-6A.03 (A) (5) to allow temporary rental of dwellings (30 days or less) on property located in the NW ¼, SW ¼, Section 34, Township 14 North, Range 6 East, including CSM 4421 at 4149 River Road, Town of Dell Prairie, Adams County, Wisconsin. Dale (Bud) Daggett and his son Brian Daggett were present to explain the request. Phil McLaughlin stated the Town approved the request and suggested the R1-C District because it meets the intention of that district by requiring certain minimum yards, open spaces and site area while making available dwellings designed for and occupied exclusively by one family. Testimony was given by Donna Momat against the request citing noise, safety concerns. Discussion was held regarding conditions to be placed on the Conditional Use Permit. Larry Babcock made a motion to grant the Rezoning and forward that recommendation to County Board for final approval. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Rocky Gilner made a motion to grant the Conditional Use Permit with the following conditions: trees and brush will remain and be maintained along the east and south property lines as a buffer; a 50' vegetated buffer be maintained along south property line; water run-off issues will be addressed properly; no intrusive lighting; quiet time will be 11:00 P.M.; no full time-year round residency; no camping or campers allowed. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Billy J. & Lori A. Armstrong – Conditional Use Permit request under Section 5-6B.03 (G) of the Adams County Comprehensive Zoning Ordinance to operate a day care center in an R1 Single Family Residential District on property located in Pt. of the E ½, NE ¼ Section 4, Township 17 North, Range 6 East, Lot 4 of CSM 752 at 1011 Cty Trk J, Town of Adams, Adams County, Wisconsin. Myrna Diemert was present to represent Bill and Lori Armstrong and also her daughter Kristyn Cole, who would be renting the property from the Armstrong's and operating the day care center. Town of Adams Supervisor Bill Euclide was present to state that the Town had no objections. Randy Theisen made a motion to grant the Conditional Use Permit. Barb Morgan 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.

Al Sebastiani made a motion to deviate to item #11 on the agenda. Randy Theisen seconded the motion. All in favor. Motion carried.

Woodland Tree Protection Ordinance: Discussion was held regarding the meeting on January 13, 2015. Phil McLaughlin stated that he had nineteen positive responses and three negative responses, noting that five of the positive came from Towns without County Zoning. After some discussion it was the Committee's consensus to call this possible Ordinance Amendment the "Forestry Zoning District". It was noted from comments made, that people do not understand that there are procedures in place to rezone properties out of the Forestry District, just as properties were rezoned today. Comments were taken from the audience. Chairman Stuchlak noted that discussion of the Forestry District with revisions to the Draft will be on the agenda for several months before it will be ready for Public Hearing.

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

RECESS: 3:07 P.M.
RECONVENE: 3:15 P.M.

Chairman Stuchlak stated that approval of previous meeting minutes would be taken separately. Barb Morgan made a motion to approve the minutes from the January 7, 2015 meeting as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Barb Morgan made a motion not to approve the January 13, 2015 minutes stating that all facts should have been included and they should be rewritten. Al Sebastiani seconded the motion. Discussion was held. Randy Theisen made a motion to accept the minutes with action only, all other dialog to be deleted. Larry Babcock seconded the motion. Discussion followed with advisement requested from Corporation Counsel as to requirements for minutes. Chairman Stuchlak asked for the motion to be repeated and asked if there was a second. Ms. Allen stated the motion was to accept the minutes with action only and all other dialog was to be deleted and yes there was a second. Mr. Stuchlak asked for voice vote. All in favor. Motion carried.

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

The next meeting was scheduled for March 4, 2015. Mark Hamburg asked if the time could be changed. It was the consensus of the other Committee members that the time remain at 1:00 P.M.

Jody Helgeson stated that she did not have anything to report for Register of Deeds or Land Information other than her new employee, Julie Schnolis is working out fine. Randy Theisen made a motion to approve the Register of Deeds and Land Information reports. Larry Babcock seconded the motion. All in favor. Motion carried.

Randy Theisen made a motion to approve the Resolution to establish a policy for filling excused vacancies for Committee Meetings, as amended and forward to County Board for final approval. Mark Hamburg seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Cathy Allen informed the Committee that 590 Citations are ready to mail out for delinquent for Septic Tank Maintenance from 2014 and March 2 is the date to send out the 2015 notices. Discussion was held regarding buffer compliance. Randy Theisen suggested that the paperwork needed for compliance be made available on the County Website to help save on postage.

Financial Report for December was presented to the Committee for review. It was noted that the anticipated revenues were achieved. Barb Morgan made a motion to approve the Financial Report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Correspondence: Phil McLaughlin informed the Committee that there is a bill proposed to get rid of the Wisconsin Fund for failed septic systems.

Larry Babcock a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 3:57 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.