

**ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE**

MEETING: April 11, 2007 at 9:00 A.M.

***ROOM A260 – COURTHOUSE***

***FRIENDSHIP, WISCONSIN***

At 9:00 A.M. Al Sebastiani, Chairman, called the Adams County Planning and Development Committee meeting to order with the following members present: Mike Keckeisen; Sylvia Breene; Fran Dehmlow; Richard Colby and Glenn Licitar. Robert Dixon, Vice- Chairman, was excused. Others present were: Phil McLaughlin, Zoning Administrator; Diane Kopitzke, Recording Secretary; Gregory Rhinehart, County Surveyor and Ronald Carlson.

Public Hearings were held for the following: Bizzco LLP/Mike Bisswurm – Modification request under Section 4.63 of the Adams County Land Division Ordinance to create a non-conforming parcel for trade for an existing non-conforming parcel that does not meet the depth to width ratio on property located in the SW 1/4, SE 1/4, Section 6, Township 19 North, Range 7 East, Town of Colburn, Adams County, Wisconsin. Richard Colby made a motion to grant the Modification request, on the above-described property. Glenn Licitar seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. Judith Schleipp – Rezoning Request from an A-1 Exclusive Agricultural District to an R-1 Single Family Residential District of the Adams County Zoning Ordinance to split off approximately 1.43 acres for residential use from the 40 acre parent parcel on property located at 238 County Road J, in the SW 1/4, SE 1/4, Section 35, Township 18 North, Range 7 East, Town of Richfield, Adams County, Wisconsin. Mike Keckeisen made a motion to recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Sylvia Breene seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. Glenn W. Zant – Rezoning Request from an A-1 Exclusive Agricultural District to allow 30 acres to be changed to A-1 (15) and 5 acres to be changed to a A-3 Secondary Agricultural District of the Adams County Zoning Ordinance for residential use on property located at 911 County Road J, in the NE 1/4, NE 1/4, Section 3, Township 17 North, Range 6 East, Town of Adams, Adams County, Wisconsin. Fran Dehmlow made a motion to recommend enactment of the zoning change, on the above-stated property, to the County Board for final action. Glenn Licitar seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. Herbert & Kay Theisen – Rezoning Request from an A-1 Exclusive Agricultural District to allow 5 acres to be changed to an A-3 Secondary Agricultural District and the remaining acreage to be changed to an A-1 (15) District of the Adams County Zoning Ordinance for residential & agricultural use on property located at 1370 State Road 82, in the SE 1/4, SW1/4 of Section 18, Township 15 North, Range 6 East, Town of Springville, Adams County, Wisconsin. Fran Dehmlow made a motion to recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Sylvia Breene seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. Teresa Klepczarek – Rezoning Request from an A-1 Exclusive Agricultural District to an A-3 Secondary Agricultural District of the Adams County Zoning Ordinance to allow the 40 acre parcel to be split into four 10 acre lots on property located in the SW 1/4, NE 1/4, Section 2, Township 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin. Mike Keckeisen made a motion to recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Richard Colby seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. Loris Harrison/Marsha Johnsen/Jeff Thompson – Rezoning Request

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from an A-1 (15) Exclusive Agricultural District to an A-3 Secondary Agricultural District of the Adams County Zoning Ordinance on a portion of property, five acres, for residential & agricultural use on property located at 540 Gulch Avenue, in the SW 1/4, SE 1/4, Section 32, Township 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. Richard Colby made a motion to recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Glenn Licitar seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried.

Mike Keckeisen made a motion to take a 10-minute recess. Richard Colby seconded the motion. All in favor. Motion carried.

RECESSED: 9:40 A.M.

RECONVENED: 9:50 A.M.

Mike Keckeisen made a motion to deviate from the agenda and hear item #6 on the agenda. Glenn Licitar seconded the motion. All in favor. Motion carried.

Preliminary Plat: Rustic Ridge Estates in Quincy Township. Gregory Rhinehart presented the Preliminary Plat to the Committee for their review. He stated that there will be 13 Lots in the proposed plat and it is located behind the Sandy Cove Subdivision. Mike Keckeisen made a motion to accept the above-stated preliminary plat as presented. Sylvia Breene seconded the motion. All in favor. Motion carried.

Gregory Rhinehart, County Surveyor, presented the Surveyor's Report for the month of March 2007 for the Committee's review. Gregory Rhinehart submitted one voucher for the Committee's signature before submitting to Finance Committee. Glenn Licitar made a motion to accept the Surveyor's report as presented and submit the signed voucher to the Finance Committee. Richard Colby seconded the motion. All in favor. Motion carried.

10:10 A.M.: Greg Rhinehart left meeting

Phil McLaughlin presented the minutes from the March 2007 meeting of the Adams County Planning & Development Committee for review. Mike Keckeisen made a motion to accept the minutes as presented. Sylvia Breene seconded the motion. All in favor. Motion carried

Phil McLaughlin presented the Financial Report for the month of March 2007 to the Committee for review, with input from Diane Kopitzke. Mike Keckeisen made a motion to accept the Financial Report as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Vouchers were presented and signed. Mike Keckeisen made a motion to submit the signed vouchers to the Finance Committee for their review. Glenn Licitar seconded the motion. All in favor. Motion carried. Diane Kopitzke stated that the final check for North Central Wisconsin

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Regional Planning Commission was submitted for the final payment for the Comprehensive Plan.

Discussion on street naming and building numbering duties: Phil McLaughlin stated that he was contemplating having the Planning & Zoning Department take over the street naming and addressing duties of the Adams County Street Name and Building Numbering Ordinance. He further stated that during a meeting on April 2, 2007, he had asked the Real Property Lister to provide a copy of the entire procedure in regard to those duties. Phil did receive a procedure list, but stated that it was insufficient in fully explaining the procedure including timelines and details. Mike Keckeisen made a motion that the Planning and Zoning Staff (Phil McLaughlin, Diane Kopitzke and Cathy Allen) take over the assignment of street naming and building numbering; that their job descriptions would be amended to include those duties, and that a **\*highly detailed** description of procedure would be provided to Phil McLaughlin by the Real Property Lister's Office no later than April 30, 2007. \*Bolded at the request of Keckeisen. Sylvia Breene seconded the motion. Roll Call Vote: 5-Yes. 1-Excused (Dixon). 1-No (Dehmlow). Motion carried. Fran Dehmlow voted no because they have already taken away a portion of the duties in the Real Property Lister's Office and taking this duty away would lessen the duties even more. Fran Dehmlow also stated that she felt that the Planning and Zoning Department was already over-burdened with work.

Correspondence: None.

Mike Keckeisen made a motion to recess until Wednesday, May 2, 2007 at 9:00 A.M. for the next monthly meeting of the Adams County Planning and Development Committee. Glenn Licitar seconded the motion. All in favor. Motion carried.

ADJOURNED: 10:59 A.M.

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Alfred Sebastiani, Chairman

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Robert Dixon, Vice-Chairman

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Mike Keckeisen

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Fran Dehmlow

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Sylvia Breene

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Richard Colby

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Glenn Licitar

**THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.**