

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: October 7, 2015

The Adams County Planning & Zoning Committee met at property owned by Jean McFaul Rockweiler at 165 Golden Avenue in the Town of New Haven for a Conservancy onsite at 11:30 A.M with the following members present: Joe Stuchlak, Mark Hamburg, Larry Babcock, Rocky Gilner, Randy Theisen and Heidi Roekle. Barb Morgan was absent. Chairman Stuchlak called the meeting to order. After viewing the property Randy Theisen made a motion to recess and reconvene in Room A260 at the Courthouse in Friendship, Wisconsin. Larry Babcock seconded the motion. All in favor. Motion carried.

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee Meeting to order at 1:00 P.M. on Wednesday October 7, 2015 with the following members present: Mark Hamburg, Larry Babcock, Rocky Gilner, Randy Theisen, Barb Morgan and Heidi Roekle sitting in for Al Sebastiani. 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. Rocky Gilner made a motion to approve the agenda as presented. Barb Morgan seconded the motion. All in favor. Motion carried. Public Hearings: Jean E. McFaul Rockweiler – Rezoning request of a parcel (1.94 acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow the existing use to become conforming and replace the septic system on property located in the NE ¼, NW ¼, Section 25, Township 14 North, Range 7 East at 165 Golden Avenue, Town of New Haven, Adams County, Wisconsin. The Town of New Haven had no objection to the request. Russ Rundle, the buyer was present to explain that the septic system needs to be replaced and the rezoning is required to accomplish that. Discussion was held. After the onsite investigation and completion and review of the Findings Checklist, the combined total was 351. (Stuchlak-56; Hamburg-60; Randy Theisen-56; Babcock-60; Gilner-60; Roekle-59; Morgan abstained.) The average of that combined total was 58.5. **(A score of 48 (80%) or higher is required for a recommendation of approval)** Mark Hamburg made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Heidi Roekle seconded the motion. Roll Call. 6 – Yes. Motion carried. D'Amour Cedar Springs, LLC – Rezoning request from an R3 Residential District to a B-1 Rural Business District of the Adams County Comprehensive Zoning Ordinance with a Conditional Use Permit to allow the existing campground to become conforming and to allow future expansion of the campground on property located in Pt. of Gov't Lot 1 in Section 34 and Pt. of the SE ¼, NE ¼, of Section 33, Township 15 North, Range 7 East, Lot 2 of CSM 1664 and Lot 2 of CSM 3009 at 3531 Cty Trk G and 417 Fur Court, Town of Jackson, Adams County, Wisconsin. Marc D'Amour and Greg Rhinehart were present to explain request. The Town of New Haven did not object. Discussion followed. Randy Theisen made a motion to approve the rezoning and forward that recommendation to the County Board for final action. Larry Babcock seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Randy Theisen made a motion to grant the Conditional Use Permit as presented. Larry Babcock seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Leon B. & Sondra R. Byers – Conditional Use Permit under Section 5-6B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow temporary rent of lease (30 days or less) of a single family dwelling in an R2 Rural Residential District on property located in the SE ¼, SE ¼, Section 16, Township 14 North, Range 6 East, Lot 8 of CSM 4933 at 1003 Gillette Lane, Town of Dell Prairie, Adams County, Wisconsin. Sondra Byers was present to explain that they have experience in rental properties, but this would be their first short term rental. The Town of Dell Prairie did not have any objections to the request, but asked for fireworks to be addressed in the rental rules. Heidi Roekle made a motion to grant the Conditional Use Permit. Barb Morgan seconded the motion. Discussion was held regarding the rental rules. Heidi Roekle amended her motion to include a 10:00 P.M. quiet time and the rules presented by the applicant. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Wisconsin Dunes, LLC – Modification request under Section 4.62 of the Adams County Land Division Ordinance to allow a private access easement as a means of access to a public street on property located in the NW ¼, NW ¼, SW ¼, NW ¼, and all of the SW ¼, of Section 25, Township 20 North, Range 5 East, Town of Rome, Adams County, Wisconsin.

Michael Keiser, owner was present to explain the request and presented a copy of the proposed Certified Survey Map with the private road indicated. Discussion was held. Heidi Roekle made a motion to grant the Modification request. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Adams County Floodplain Zoning Ordinance – Amendments: Adoption of Dam Hazard Assessments for the Easton Dam, Schwahn Dam and White Creek Dam including the Emergency Action Plan (EAP) Phil McLaughlin advised the Committee that the only changes were those listed in the Public Notice. Discussion was held. Mark Hamburg made a motion to approve the amendments to the Adams County Floodplain Zoning Ordinance and forward that recommendation to the County Board for final action. Rocky Gilner 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.

Barb Morgan made a motion to approve the corrected minutes from the August 5, 2015 meeting and the minutes from the September 2, 2015 Committee Meeting. Mark Hamburg seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of September. Rocky Gilner 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 was not able to attend today's meeting and submitted a written report. Randy Theisen made a motion to approve the Register of Deed's and Land Information report. Mark Hamburg seconded the motion. All in favor. Motion carried.

There was nothing new to report on the Farmland Preservation Plan.

Forestry District: Phil McLaughlin noted that at Richard Matzke's request, he will be attending a Lake Alliance meeting scheduled for Saturday October 10 at the Community Center in the City of Adams. Discussion was held regarding a grant program available to the County for the purchase of forested land through the DNR that will be presented to the County Board at a special meeting scheduled for October 26, 2015 in the County Board Room

Phil McLaughlin presented a Resolution to repeal Shoreland Zoning Law changes put into effect by Act 55. Discussion was held. Voice vote: 6 – Yes. 1 – No. (Hamburg) Motion carried. Mr. Hamburg stated that wanted it on record that he voted no, not because he was against the Resolution, but that he wanted it tabled for thirty days to check with his constituents on how they feel about shoreland issues.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that the new inspector, Peter Studley has been working for a couple weeks now. It was the consensus of the Committee to bring Mr. Studley to the next meeting for introductions. Mr. McLaughlin also informed the Committee that he had the new inspector's vehicle detailed.

The Financial Report for the month of August was presented to the Committee for review and approval. Mark Hamburg made a motion to accept the Financial Report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

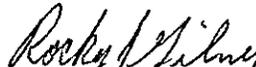
Correspondence: None.

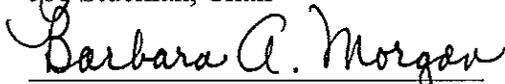
The next Committee meeting is scheduled for November 4, 2015 at 1:00 P.M.

Heidi Roekle made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

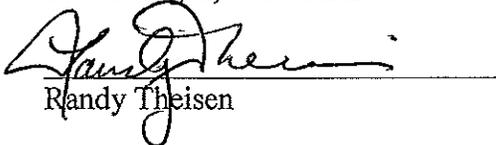
Adjourned: 2:27 P.M.

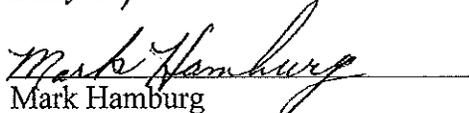
  
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Barb Morgan, Vice-Chair

  
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Randy Theisen

  
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Mark Hamburg

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Cathy Allen, Recording Secretary