

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: May 4, 2016

Cindy Phillippi, Adams County Clerk, called the Adams County Planning & Zoning Committee Meeting to order at 12:30 P.M. on Wednesday May 4, 2016 with the following members present: Larry Borud, Fred Nichol, Randy Theisen, Larry Babcock, Rocky Gilner, Barb Morgan and Al Sebastiani. Ms. Phillippi asked if the meeting had been properly noticed. Phil McLaughlin stated that it was. Ms. Phillippi opened the nominations for chair. Randy Theisen nominated Rocky Gilner. Larry Babcock nominated Barb Morgan. There were no further nominations. Cindy Phillippi asked Gilner and Morgan if they accepted the nomination. Both said yes. Nominations were then closed. Cindy Phillippi called for a voice vote. Larry Borud(Morgan); Fred Nichol(Gilner); Randy Theisen(Gilner); Larry Babcock(Morgan); Rocky Gilner(Gilner); Barb Morgan(Morgan); Al Sebastiani(Gilner). Larry Babcock nominated Barb Morgan. Rocky Gilner became chair by majority vote. Cindy Phillippi left the meeting and Chairman Gilner opened nominations for Vice-Chair. Larry Babcock nominated Barb Morgan. Rocky Gilner nominated Randy Theisen. Nominations were closed. Randy Theisen declined the nomination. Barb Morgan became Vice-Chair by unanimous voice vote.

Pledge of Allegiance. Al Sebastiani made a motion to approve the agenda. Larry Borud seconded the motion. All in favor. Motion carried. It was noted that the Public Hearing could not commence until the publicized time of 1:00 P.M. Discussion was held. Randy Theisen made a motion to deviate and start with item #14 Planning & Zoning Updates. There were none.

The Financial Report for the month of March was presented to the Committee for review and approval. Randy Theisen made a motion to accept the Financial Report as presented. Larry Babcock seconded the motion. All in favor. Motion carried.

Correspondence: None.

Register of Deeds: Jodi Helgeson stated that the office is status quo.

Land Information: Jodi Helgeson stated that they are reviewing the State Program Plan. Ms. Helgeson stated that they are also trying to see if the 2010 LIDAR maps can be used to update the inaccuracy of the Flood Maps. Phil McLaughlin noted that the dam shadow maps are also inaccurate. Discussion was held. Al Sebastiani made a motion to accept the Register of Deeds and Land Information reports. Randy Theisen seconded the motion. All in favor. Motion carried.

Larry Borud made a motion to accept the minutes from the April 6 and April 18, 2016 meetings as presented. Larry Babcock seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of April. Randy Theisen made a motion to accept the surveyor's report as presented. Larry Babcock seconded the motion. All in favor. Motion carried.

Chairman Rocky Gilner noted that although roll call was taken earlier, he would like the Committee to introduce themselves to those present.

Public Hearings: Bonita J. Petersen – Rezoning request of a 4.17 acre parcel from an A3 Secondary Agriculture District to an R1-LL Single Family Residential District in order to correct an illegal land division with a Certified Survey Map on property located in the NE ¼, SE ¼, Section 13, Township 14 North, Range 7 East, at 3867 1st Lane, Town of New Haven, Adams County, Wisconsin. It was noted that the Town of Jackson did not have any objections. Scott Hewitt, Land Surveyor for Grothman & Associates was present to explain that the rezone was necessary to submit a Survey. Discussion was held. Fred Nichol made a motion to grant the

rezoning request and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. RLDS Church Camp Oak Hills – Rezoning request of a portion of a parcel (68.41 acres) from an A1 Exclusive Agriculture District to a B1 Rural Business District with a Conditional Use Permit under Section 5-12.03 (E) to allow continued use as a campground with bunkhouses, cabins and lake lodge along with a Conditional Use Permit under Section 5-3.03 (A) (21) for the A1 Exclusive Agriculture portion (36 acres) to allow youth farming education on property located in Section 6, Township 15 North, Range 7 East, Lot 1 of CSM 5818 at 3002 and 3018 Cty Trk B, Town of Jackson, Adams County, Wisconsin. Jeremy LaSage along with his wife Cynthia, prospective buyers were present to explain that they wish to purchase the property and continue using it as a camp for children as it has been used for over forty years. Murray Barentine, representative for the Church of Christ-owner was present to lend support and approval of the request. It was noted that the Town of Jackson did not object to the request. Discussion was held. Randy Theisen made a motion to approve the rezoning and forward that recommendation to the County Board for final action. Larry Borud seconded the motion. Roll Call Vote: 7 -Yes. Motion carried. Discussion was held regarding a Conditional Use Permit under Section 5-3.03 (A) (21) for the A1 Exclusive Agriculture portion (36 acres) to allow youth farming education on the property. Phil explained that originally, the applicant included the Conditional Use request because he thought the amount of animal waste generated would require state approval and ATC 51 and that was not the case, it was for religious/institutional purposes. Discussion was held regarding the Conditional Use request as far as how many people would be present at any given time and whether any conditions needed to be placed on the Conditional Use. It was noted that campgrounds are approved by and must follow State regulations. Barb Morgan made a motion to grant the Conditional Use Permit as long as State regulations are followed. Larry Borud seconded the motion. Roll Call Vote: 7 Yes. Motion carried.

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

For the benefit of the new Committee members, Phil McLaughlin explained the Farmland Preservation program. Mr. McLaughlin stated that there has been only one Ad Hoc Committee meeting and that not much can be accomplished until the proposed Forestry District is completed one way or the other. Chairman Gilner requested that the subject be kept on future agendas.

Forestry District: Phil McLaughlin explained the process of implementing a Forestry District to those present, stated that there is a Draft and agrees that it needs some changes. Mr. McLaughlin stated that the new members need to become familiar with the process and the proposed Draft. Discussion was held regarding some of those changes and the proposed maps. Mr. McLaughlin was instructed to get copies of Forestry District requirements from other Counties. Fred Nichol made a motion to postpone rezoning of privately owned wooded land to F1 & F2. Motion died for lack of a second. It was the consensus of the Committee for Mr. McLaughlin to update the current Draft with new information and bring to the next meeting for review and possibly set a date for a Public Hearing on the matter.

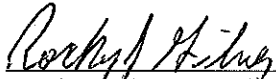
Septic Tank Maintenance: Discussion was held regarding how many notices get sent out in a year, problems with the permit tracking software accepting information and electronic reporting by pumpers. Planning & Zoning submitted recommendation of a fee schedule with compliance dates for the Septic Tank Maintenance Citations with the intent to submit that schedule to the Judge for his review and possible acceptance. Barb Morgan made a motion to accept the recommended fee schedule and place the discussion of a possible second

notice for Septic Tank Maintenance on the June agenda. Larry Borud seconded the motion. All in favor.  
Motion carried.

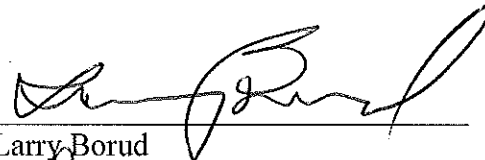
The next Committee meeting is scheduled for June 1, 2016 at 1:00 P.M., unless there is a Conservancy Rezone request.

Al Sebastiani made a motion to adjourn. Larry Babcock seconded the motion. All in favor. Motion carried.

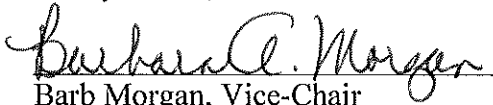
Adjourned: 2:36 P.M.



Rocky Gilner, Chair



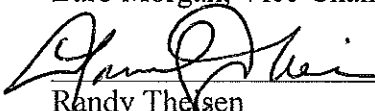
Larry Borud



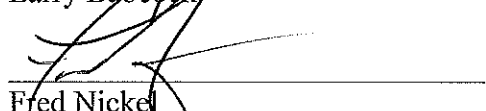
Barb Morgan, Vice-Chair



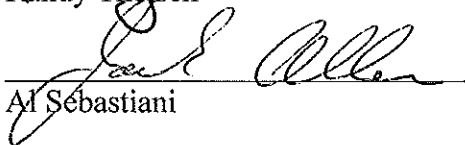
Larry Babcock



Randy Thesen



Fred Nickel



Al Sebastiani



Cathy Allen, Recording Secretary

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