

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: July 1, 2015

The Adams County Planning & Zoning Committee was called to order by Chairman Joe Stuchlak at 12:00 P.M. on Wednesday July 1, 2015 at the property owned by Bruce Marti at 1960 17<sup>th</sup> Avenue in the Town of Adams. Mark Hamburg and Randy Theisen were absent. Barb Morgan made a motion to approve the agenda. Rocky Gilner seconded the motion. All in favor. Motion carried. After viewing the property, Barb Morgan made a motion to recess and reconvene in Room A260 at the Courthouse in Friendship, Wisconsin. Rocky Gilner 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 with the following members present: Mark Hamburg, Larry Babcock, Rocky Gilner, Barb Morgan, Randy Theisen, and Jack Allen (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. Public Hearings: Bruce E. & Martha E. Marti – Rezoning request of a portion of property (200' x 230') 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 allow the replacement of the single wide manufactured home on property located in the NW ¼, SW ¼, Section 3, Township 17 North, Range 5 East at 1960 17<sup>th</sup> Avenue, Town of Adams, Adams County, Wisconsin. The Town of Adams had no objection to the request. Bruce Marti was present to state that his son currently lives in the existing mobile home dating to the early 1970's and wants to update with a newer manufactured home. Discussion was held. After an on-site investigation and completion and review of the Findings Checklist the combined total was 282. (Stuchlak-50; Morgan-57; Babcock-60; Gilner-60; Allen-55) The average of that combined total was 56.40. Randy Theisen and Mark Hamburg abstained from voting. (A score of 48 (80%) or higher is required for a recommendation of approval) Barb Morgan made a motion to approve the zoning change and forward that recommendation to the County Board for final action. Rocky Gilner seconded the motion. Roll Call. 5 – Yes. Motion carried. Derrick J. & Jenica M. Domask – Conditional Use Permit Request under Section 5-6B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow temporary rent or lease of a single family dwelling in an R2 Rural Residential District on property located in the SW ¼, SE ¼, Section 16, Township 14 North, Range 6 East, Lot 6 of CSM 4631 at 1043 Gillette Lane, Town of Dell Prairie, Adams County, Wisconsin. The Town of Dell Prairie did not object to the request. Jennifer Domask was present to explain the request along with the Terms and Conditions that renters are required to abide by. Rocky Gilner made a motion to grant the Conditional Use Permit. Larry Babcock seconded the motion. Discussion was held regarding placing conditions on the Conditional Use. It was the consensus of the Committee to use the verbiage from the owners Terms and Conditions, but also to add a restriction of no off road vehicles with the exception of snowmobiles. Roll Call Vote: 7 – Yes. Motion carried. Duane DeMott – Rezoning request of a parcel from an A1 Exclusive Agriculture District to an A3 Secondary Agriculture District for 8 acres and A1-15 Exclusive Agriculture District for the remaining 32 acres on property located in the SW ¼, NE ¼, Section 1, Township 15 North, Range 7 East on Fawn Drive, Town of Jackson, Adams County, Wisconsin. The Town of Jackson did not have any objections to the request. Jake Moody was present to explain that they plan to build a home in the wooded corner of the property, which will not interfere with the farming of the rest of the property. Jack Allen made a motion to approve the rezoning request and forward that recommendation to the County Board for final action. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Discussion was held regarding updating the manufactured home requirements in the Comprehensive Zoning Ordinance.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that public participation would be taken as needed.

Randy Theisen made a motion to approve the minutes from the June 3, 2015 Committee Meeting. Barb Morgan seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of June to the Committee. Barb Morgan made a motion to approve the Surveyor's report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Register of Deeds Jodi Helgeson stated that her new staff member Julie Schnolis is doing an excellent job. Discussion was held regarding the aerial photo process. Ms. Helgeson feels that access wouldn't be likely until the first of the year.

Barb Morgan made a motion to approve the Register of Deed's and Land Information Reports as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Farmland Preservation: Mr. McLaughlin stated that he still needs more suggestions for Ad Hoc Committee members as he only received two.

Forestry District: Mr. McLaughlin stated that now that he is back from vacation, he will be making appointments with County Zoned Towns to explain the Forestry District. Discussion was held.

Planning & Zoning Updates: Matt Bremer spoke briefly advising the Committee that he has taken employment with Lincoln County. Discussion was held regarding possible upcoming revisions in the Shoreland Ordinance. Mr. McLaughlin discussed different avenues to explore regarding outside help with the buffer requirement compliance.

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

Correspondence: None.


The next Committee meeting was scheduled for August 5, 2015 at 1:00 P.M.

Rocky Gilner made a motion to adjourn. Larry Babcock seconded the motion. All in favor. Motion carried.

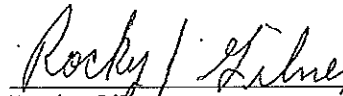
Adjourned: 2:28 P.M.

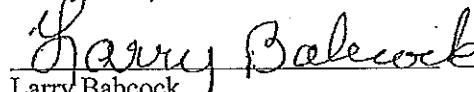
  
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Joe Stuchlak, Chair


  
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Barb Morgan, Vice-Chair

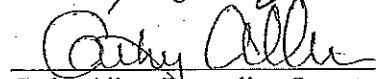
  
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Randy Theisen

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Florence Johnson

  
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Rocky Gilner

  
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Larry Babcock

  
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Mark Hamburg

  
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Cathy Allen, Recording Secretary

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