

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

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, Al Sebastiani, Rocky Gilner, Barb Morgan and Randy Theisen. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; and County Board Supervisors Dave Repinski and Bob Eggebrecht. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll call. Barb Morgan made a motion to approve the agenda as noticed. Mark Hamburg seconded the motion. All in favor. Motion carried.

Public Hearings: Gregory & Roberta S. Stroede – Rezoning request of a portion of a 41.3 acre parcel (3 acres) from an A1 Exclusive Agriculture District to an R1-LL Single Family Residential District for a building site on property located in the NW ¼, NW ¼, Section 2, Township 14 North, Range 6 East on 9th Avenue, Town of Dell Prairie, Adams County, Wisconsin. Greg Rhinehart was present to represent the Stroede's and explained the request. Discussion was held. Al Sebastiani made a motion to grant request and forward that recommendation to the County Board for final approval. Randy Theisen 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.

Larry Babcock made a motion to approve the minutes from the March 4, 2015 Committee Meeting. Randy Theisen seconded the motion. All in favor. Motion carried.

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

Jodi Helgeson could not be present today so the Register of Deeds and Land Information report was submitted in writing. Randy Theisen made a motion to approve the Register of Deeds and Land Information report as presented. Mark Hamburg seconded the motion. All in favor. Motion carried.

Birchcliff Resort & Condominium Preliminary Plat: Dale Daggett was present to answer any questions and indicated that there was a small change since originally submitted to the Planning & Zoning Department. That change being a border area around the northern units. Discussion was held. Barb Morgan made a motion to approve the Preliminary Plat of Birchcliff Resort & Condominium. Mark Hamburg seconded the motion. All in favor. Motion carried.

Forestry District: After review, comments taken from attendees and discussion by Committee members, the only change to the Draft for the Forestry District was to use the standard setbacks under Section 5-9.05 (A) Class A, B & C Highways and to remove Section 5-9.09 as signs are addressed under Section 5-9.00 (L). Discussion was held regarding permitting agriculture as a Conditional Use and how to decide what properties will be in a Forestry District. Mr. McLaughlin may have proposed forestry maps at the May meeting for the Committee to review.

Mr. McLaughlin stated that he has a call into the UW about utilizing an intern to help with shoreline buffer compliance requirements. Discussion was held regarding the July 1, 2015 buffer compliance deadline. Mr. McLaughlin was instructed to check with Corporation Counsel as to what would be required to extend the deadline.

Planning & Zoning Updates: None.

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

Correspondence: None.

Chairman Stuchlak requested to take a short recess before going into closed session. Phil McLaughlin stated that since the closed session was in regard to him, he wished to discuss the matter in open session. Chairman Stuchlak asked the Committee if anyone had a problem with having the discussion in open session. It was noted that no one had a problem with it.

Barb Morgan made a motion to take a short recess. Mark Hamburg seconded the motion. All in favor. Motion carried.

RECESS: 2:25 P.M.
RECONVENE: 2:30 P.M.

Chairman Stuchlak called the meeting back to order at 2:30 P.M.

Supervisor Mark Hamburg stated that he had heard rumors that there might be a conflict of interest in the fact that Mr. McLaughlin is the Zoning Administrator for Adams County and also the Chairperson for the Town of Rome. He found that after researching the matter that there was no conflict of policies found. Also discussed were hours worked. No action taken.

The next Committee meeting was scheduled for May 6, 2015 at 1:00 P.M. If a public hearing for a Conservancy rezone is submitted, the Committee will meet at that specific site at 12:00 P.M. prior to the 1:00 Public Hearings.

Al Sebastiani made a motion to adjourn. Mark Hamburg seconded the motion. All in favor. Motion carried.

Adjourned: 2:52 P.M.

Joe Stuchlak, Chair

Rocky Gilner

Barb Morgan, Vice-Chair

Larry Babcock

Randy Theisen

Mark Hamburg

Al Sebastiani

Cathy Allen, Recording Secretary