

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING: June 6, 2007 at 9:00 A.M.

ROOM A260 – COURTHOUSE

FRIENDSHIP, WISCONSIN

At 9:00 A.M. Robert Dixon, Vice-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. Al Sebastiani, Chairman, was excused. Others present were: Phil McLaughlin, Zoning Administrator and Diane Kopitzke, Recording Secretary.

Public Hearings were held for the following: Kenneth A. & Dawn Reichert – Rezoning Request from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Protection Ordinance to allow a septic and dwelling in a shoreland area on property located in Part of Government Lot #10, known as Lot #1, C.S. M. #3734, Section 2, Township 20 North, Range 5 East, Town of Rome, Adams County, Wisconsin. **(Please note: This property is also Town zoned)**. Richard Colby made a motion to recommend enactment of the zoning change for the 11.44-acre parcel. Motion dies for lack of a second. Mike Keckeisen made a motion to recommend enactment of the zoning change, for a 2-acre portion where the soil test was done, on the above-described property, to the County Board for final action. Fran Dehmlow seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Sebastiani). Motion carried. Marie Hoernke – Rezoning Request from a Conservancy District to a Recreational-Residential District of the Adams County Shoreland Protection Ordinance to allow residential use on a portion of property (approximately 1 acre) located at Lot #1, C.S.M. #1681 and Outlot #2, C.S.M.#2091, in the NE 1/4, SW 1/4 and the SE 1/4, NW 1/4, Section 14, Township 18 North, Range 5 East, Town of Strongs Prairie, Adams County, Wisconsin. **(Please note: This property is also Town zoned)**. Fran Dehmlow 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 (Sebastiani). Motion carried. Arlan D. Lothe – 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 40.190 acre parcel to be split into four ten acre parcels for residential use on property known as Lot #1, C.S.M. #3445, located in the NW 1/4, SE 1/4, Section 36, Township 17 North, Range 5 East, Town of Adams, 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 (Sebastiani). Motion carried. John & Carol Olson – Conditional Use Permit request under Section 5-6.03(E) of the Adams County Zoning Ordinance to construct 2 to 3, 2 story buildings consisting of four to eight dwelling units each, on property known as Lots #4-7, Moundview Subdivision, located in the SW 1/4, NE 1/4 and the SW 1/4, NE 1/4, Section 5, Township 17 North, Range 6 East, Town of Adams, Adams County, Wisconsin. **(Please note: This property is also zoned Recreational/Residential under the Adams County Shoreland Protection Ordinance and there is some Shoreland/Wetland areas on Lots #4 and 5)**. Mike Keckeisen made a motion to deny the Conditional Use Permit request, on the above-described property, because of the amount of multi-family dwellings proposed on the 2.4-acre parcel zoned for single-family

dwellings and objection from adjacent property owners who have single-family dwellings on their lots. Fran Dehmlow seconded the motion. Roll Call Vote to deny: 6-Yes. 1-Excused (Sebastiani). Motion carried. Ronald C. Carlson – Rezoning Request from a Recreational/Residential District to a General Purpose District of the Adams County Shoreland Protection Ordinance to make the existing restaurant conforming and allow construction of a beer garden in a shoreland area on property located at 2030 Town Road, in the SW 1/4, NE 1/4, Section 19, Township 17 North, Range 5 East, Town of Quincy, Adams County, Wisconsin. **(Please note: This property is also Town zoned).** 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 (Sebastiani). Motion carried. Andrew Ujzdowski – Rezoning Request from an R-1 Single Family Residential District to an A-3 Secondary Agricultural District on a .015 acre parcel located in the NE 1/4 of the SW 1/4; a portion of the 34.70 acre parcel from an A-1 Exclusive Agricultural District to an A-3 Secondary Agricultural District located in the NW 1/4 of the SE 1/4; a 2.680 acre parcel from an R-1 LL District to an A-1 District located in the North part of the SE 1/4, SW 1/4; a portion of the 35.147 acre parcel from an A-3 Secondary Agricultural District to an A-1 Exclusive Agricultural District in the NE 1/4 of the SE 1/4, and 43.41 acres in the N 1/2 of the SE 1/4 from an A-1(15)Exclusive Agricultural District to an A-1 Exclusive Agricultural District, in Section 34, Township 16 North, Range 7 East, Town of New Chester, 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 (Sebastiani). Motion carried. Dana Moen – Conditional Use Permit request under Section 5-6.03(A) to replace the existing singlewide manufactured home in an R-1 District with a 1990 14'X70' singlewide manufactured home on property located at 1141 Fawn Drive, known as Lots #15 & 16, East, Oak Valley Subdivision, in the NW 1/4, SE 1/4 and the SW 1/4, SE 1/4, Section 5, Township 15 North, Range 6 East, Town of Springville, Adams County, Wisconsin. Glenn Licitar made a motion to grant the Conditional Use Permit request, on the above-described property. Richard Colby seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Sebastiani). Motion carried. Chris Riley – Conditional Use Permit request under Section 5-3.03(19) of the Adams County Zoning Ordinance to expand the gravel pit in an A-1 (15) District on property located in the NW 1/4, SW 1/4, Section 19, Township 14 North, Range 7 East, Town of Dell Prairie, Adams County, Wisconsin. **(Please note: A Conditional Use Permit request for non-metallic mining was granted for this property on December 6, 2000).** Glenn Licitar made a motion to grant the Conditional Use Permit request, on the above-described property with the following conditions: Follow reclamation plan as per the Non-Metallic Mining Reclamation Ordinance as administered by the Adams County Land & Water Conservation Department. The Conditional Use Permit for the expansion area expires in 10 years from the date of its issuance. The original Conditional Use Permit issued in 2000 will expire in 2010. The hours of operation will be between 7:30 A.M. and 7:30 P.M. Mike Keckeisen seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Sebastiani). Motion carried. William Gaydos – Conditional Use Permit request under Section

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5-3.03(A)(21) of the Adams County Zoning Ordinance to harvest and process grapes for bottling and allow the sale of the finished product in an A-1 District on property located at 590 County Road P, in the SW 1/4, NW 1/4, Section 20, Township 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. Mike Keckeisen made a motion to table this request until the Town Board meets in regard to this matter. Sylvia Breene seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Sebastiani). Motion carried.

The Adams County Planning & Development Committee contemplates a site visit if necessary.

11:40 A.M. Gregory Rhinehart, County Surveyor joined meeting.

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

RECESSED: 11:45 A.M.

RECONVENED: 11:55 A.M.

Gregory Rhinehart, County Surveyor, presented the Surveyor's Report for the month of May 2007 for the Committee's review. Gregory Rhinehart submitted two vouchers for the Committee's signature before submitting to Finance Committee. Mike Keckeisen made a motion to accept the Surveyor's report as presented and submit the signed vouchers to the Finance Committee. Sylvia Breene seconded the motion. All in favor. Motion carried.

11:56 A.M.: Greg Rhinehart left meeting

Phil McLaughlin presented the minutes from the May 2007 meeting of the Adams County Planning & Development Committee for review. Richard Colby 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 May 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.

Comp-time Report: Diane Kopitzke submitted the Comp-time Report for the month of May 2007 to the Committee for their review.

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Correspondence: None.

Mike Keckeisen made a motion to adjourn until Monday, July 2, 2007 at 9:00 A.M. for the next meeting of the Adams County Planning and Development Committee. Richard Colby seconded the motion. All in favor. Motion carried.

ADJOURNED: 12:10 P.M.

Alfred Sebastiani, Chairman

Robert Dixon, Vice-Chairman

Mike Keckeisen

Fran Dehmlow

Sylvia Breene

Richard Colby

Glenn Licitar

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.