

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE
MEETING: December 3, 2008 at 9:00 A.M.
ROOM A260 – COURTHOUSE
FRIENDSHIP, WISCONSIN

At 9:00 A.M. Vice-Chair Joanne Sumpter called the Adams County Planning & Development Committee meeting to order with the following members present: Terry James, Secretary; Sylvia Breene; Richard Colby; Mike Keckeisen and Joe Stuchlak. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; Greg Rhinehart, County Surveyor. Was this meeting properly announced? Phil McLaughlin stated that it was.

Public Hearings: Donald Regnier – Tabled Rezoning request of a portion of a parcel (1 Acre) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Protection Zoning Ordinance for possible future cabin site on property located in the SE ¼, SW ¼, Section 36, Township 19 North, Range 6 East, at 774 Chicago Avenue, Town of Big Flats, Adams County, Wisconsin. Mike Keckeisen made a motion to deny the request on the above described property and forward that recommendation to the County Board for final action. Mr. Keckeisen feels that Conservancy regulations and consistency must be followed. Joe Stuchlak seconded the motion. Roll Call Vote: 4-Yes. 2-No (Sumpter, Colby). 1-Absent (Licitar). Motion carried. Majestic Pines Retreat LLC. – Rezoning Request of 60.235 acres from an A1 Exclusive Agricultural District and an A3 Secondary Agricultural District to an R2 Rural Residential District of the Adams County Comprehensive Zoning Ordinance to allow a single family subdivision with a Conditional Use Permit under Section 5-6.03(C) to allow daily/weekly rental of the existing dwelling at 3007 2nd Avenue located in Pt. of the NE ¼, NW ¼, Section 1 and the NE ¼, NE ¼, Section 2, Township 15 North, Range 7 East, Lot 1 of CSM #1150, Town of Jackson, Adams County, Wisconsin.

Glenn Licitar joined the meeting at 9:40 A.M.

Chris Murphy joined the meeting at 10:22 A.M.

Richard Colby made a motion to recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Joanne Sumpter seconded the motion. Roll Call Vote: 5-Yes. 2-No (Keckeisen, Stuchlak). Motion carried.

Terry James made a motion to deny the Conditional Use Permit request for daily/weekly rental of the existing dwelling in an A-1 District and suggested that the petitioner reapply upon approval from the County Board for the rezoning to an R-2 District. Sylvia Breene seconded the motion. Roll Call Vote: 4-Yes. 3-No (Licitar, Sumpter, Colby). Motion carried.

Discussion was held upon petitioner's objection to the denial. The Committee was in agreement that the denial stands.

Chairman Licitar adjourned the Public Hearing portion of the meeting and asked if the business portion had been properly noticed. Mr. McLaughlin stated that it was.

Joanne Sumpter made a motion to recess. Mike Keckeisen seconded the motion. All in favor. Motion carried.

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RECESS: 11:20 A.M.
RECONVENE: 12:15 P.M.

Chairman Glenn Licitar called the meeting to order at 12:15. Richard Colby was excused.

Terry James made a motion to approve the business agenda. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Greg Rhinehart, County Surveyor, presented the Surveyor's report for the month of November to the Committee for review and approval. Mike Keckeisen made a motion to approve the Surveyor's report as presented. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Phil McLaughlin requested that the Committee consider withdrawing the County from the Farmland Preservation Program under exclusive agriculture zoning. He went on to explain the requirements that DATCAP places on the County for recertification of the Farmland Preservation and Exclusive Agriculture Zoning which allows farmers to receive tax credits under the program. Mr. McLaughlin also stated that there are only four participants under this program currently that would be affected by the decision, and that they would have the option of retaining tax credits through a Farmland Preservation Agreement through the Land & Water Conservation Department.

Richard Colby joined the meeting at 12:29 P.M.

Mike Keckeisen made a motion for Phil McLaughlin to proceed with plans to withdraw from the Farmland Preservation Program under exclusive agriculture zoning. Terry James seconded the motion. All in favor. Motion carried.

Discussion was held regarding revisions to wording in the Adams County Shoreland Protection Ordinance.

Joe Stuchlak suggested using 33% of the actual setback from primary structures as a required buffer.

John Beale from Sandstone Realty expressed his objection to placing any more requirements or restrictions on waterfront properties.

Discussion followed.

Section 6-1.06 Terry James made a motion to keep the italicized wording and add "If less than a 35' buffer is to be established, it shall be 33% of the distance from the Ordinary High Water Mark to the primary structure for buffer measurement and these will all be implemented by September 30, 2013, unless prior to date, NR115 requires less for compliance. Richard Colby seconded the motion. All in favor. Motion carried.

Terry James made a motion to accept 4-2.01 and 4-2.02 as follows:

4-2.01 No more than thirty (30) percent of the length of this strip shall be clear-cut to the depth of the strip.

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4-2.02 Cutting or removal of this thirty (30) percent shall not create a clear cut opening in this strip greater than thirty (30) feet wide for every one hundred (100) feet of shoreline. In all cases, clear cut openings shall not exceed thirty (30) feet in width at any one (1) location and when the length of shoreline allows, there shall be a minimum of thirty-five (35) feet between clear cut openings.

Joanne Sumpter seconded the motion. All in favor. Motion carried.

Terry James made a motion change Section 4-2.03 to read “In the remaining seventy (70) percent length of this strip natural existing vegetation shall be preserved for natural beauty and to control erosion as specified in Section 6-1.06. Maintenance of grasses may be trimmed to a height of no less than twelve (12) inches.” Joanne Sumpter seconded the motion as long as the words “natural existing” is also removed. All in favor. Motion carried.

Phil McLaughlin presented the Financial Report for the month of October and the Comp-Time Report for the month of November to the Committee for review. Richard Colby made a motion to approve the Financial and Comp-Time Reports as presented. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Correspondence: None.

Joanne Sumpter made a motion to adjourn until the next regularly scheduled meeting on January 7, 2008. Joe Stuchlak seconded the motion. All in favor. Motion carried.

ADJOURNED: 2:40 P.M.

Glenn Licitar, Chair

Joanne Sumpter, Vice-Chair

Terry James, Secretary

Joe Stuchlak

Sylvia Breene

Mike Keckeisen

Richard Colby

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.