

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: October 26, 2011  
ROOM A260

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee to order at 9:00 A.M. on Wednesday October 26, 2011 with the following members present. Mike Keckeisen, Barb Morgan, Terry James, Randy Theisen and Jack Allen (for Glenn Licitar). Diane England was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Terry James made a motion to approve the agenda with on deviation. That hearing #4 (Scherer/Hagge) be heard before #3(Dostal). Jack Allen seconded the motion. All in favor. Motion carried

Chairman Stuchlak noted that public participation would be taken as needed.

Public Hearings: Greg Stroede – Rezoning request of a portion (4+ acres) of a 58.286 acre parcel from an A1 Exclusive Agriculture District to an R2 Rural Residential District of the Adams County Comprehensive Zoning Ordinance to allow the residence to be parceled off on property located in the NE ¼, NE ¼, Section 3, Township 14 North, Range 6 East at 3619 9<sup>th</sup> Avenue, Town of Dell Prairie, Adams County, Wisconsin. Terry James made a motion to approve the request and forward that recommendation to the County Board for final approval. Barb Morgan seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Michael C. & Bonnie L. Julson – Rezoning request of a portion of two parcels from an A1 Exclusive Agriculture District to an R1 Single Family Residential District (.84 acres) and to an R1 LL Single Family Residential District (2.4 acres) of the Adams County Comprehensive Zoning Ordinance to allow residential use on properties located in the NE ¼, NE ¼, Section 33 and NW ¼, NW ¼, Section 34, Town 14 North, Range 7 East, at 4115 Cty Trk G, Town of New Haven, Adams County, Wisconsin. Randy Theisen made a motion to approve the request and forward that recommendation to the County Board for final approval. Jack Allen seconded the motion. Roll Call Vote: 6 - Yes. Motion carried. Michael J. & Virginia Scherer & George A. Hagge – Modification request to the depth to width ratio under Section 4.63 of the Adams County Land Division Ordinance to allow a land exchange between adjacent owners on property located in the SE ¼, SE ¼, Section 30, Township 19 North, Range 6 East, Tract 57 and 58 of Woodland Acres Subdivision on 13<sup>th</sup> Avenue, Town of Big Flats, Adams County, Wisconsin. Barb Morgan made a motion to grant the Modification of the depth to width ratio. Mike Keckeisen seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Carl E. & Jane A. Dostal – Conditional Use Permit request under Section 5-3.03(A)(19) of the Adams County Comprehensive Zoning Ordinance to allow nonmetallic mineral extraction on properties located in the N ½, SW ¼, Section 4, Township 17 North, Range 6 East on 11<sup>th</sup> Avenue, Town of Adams, Adams County, Wisconsin. Letters were read from adjacent property owners, Mike Wenzholz from the DNR and Adams Columbia Electric Company. No real objections were presented, just concerns for possible road damage and who would be responsible. Greg Rhinehart of MSA Professional Services introduced himself as representing the Dostal's. It was noted that Mr. Dostal has had several Zoning Permits for construction of a pond at this location. Storing of the clay on site is allowed under that Zoning Permit. Once the clay is sold and removed from the property, it requires a Conditional Use Permit. Approximately 9100 loads of clay is proposed to be hauled for about 100' north on 11<sup>th</sup> Avenue, west on J to Hwy 13, then down County Road E to the Milk Source Holding site in the Town of New Chester. Discussion followed. Jack Allen made a motion to honor the request for the Conditional Use Permit as long as all documents regarding this matter are made out in the property owner's names as indicated on the deed. Terry James seconded the motion. Roll Call Vote: 5 – Yes. 1 – Abstain (Stuchlak) Motion carried.

Terry James made a motion to take a short recess. Jack Allen seconded the motion. All in favor. Motion carried.

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RECESS: 10:15 A.M.  
RECONVENE: 10:22 A.M.

Matt Morrow, MSA Professional Services addressed the Committee regarding the Mining Reclamation Plan for Mineral extraction on the Carl E. & Jane A. Dostal property. Mr. Morrow indicated that the area will become a pond of approximately ten (10) acres and seventeen (17) feet deep, with 2 to 1 side slopes to the north and south, 8 to 1 slope to the east and 4 to 1 slope on the back side. Surface restoration will be combination beach, with topsoil in some areas and the owner feels that some of the clay areas will grow grass. The intermittent stream will not be affected at all.

Chairman Stuchlak closed the public hearing portion of the meeting and noted that public participation would be taken as needed.

Discussion on Land & water Conservation Department Conservation Engineer Technician position elimination and transferring of the employee to Planning & Zoning Department as a Building Inspector/Code Enforcement Officer. Terry James made a motion to approve the conversion as written. Barb Morgan seconded the motion. All in favor. Motion carried.

Randy Theisen informed Phil McLaughlin that he has had positive feedback regarding the Planning & Zoning office recently.

Jack Allen mentioned that someone should check with Corporation Counsel as to the legal requirements of publishing Public Hearing notices in the local newspaper.

Terry James made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 10:45 A.M.

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Joe Stuchlak, Chair

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Randy Theisen

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Glenn Licitar, Vice-Chair

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Barb Morgan

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Terry James, Secretary

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Mike Keckeisen

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Diane England

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Cathy Allen, Recording Secretary

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