

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: DECEMBER 4, 2013

The Adams County Planning & Zoning Committee met at 12:00 P.M. on Wednesday December 4, 2013 at the corner of Chicago and 20th Avenues to conduct a site visit of property owned by Lustrum, LLC in the Town of Monroe. The Committee then recessed and reconvened in Room A260, at the Courthouse in Friendship, Wisconsin at 1:00 P.M. to conduct Public Hearings.

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M with the following members present: Randy Theisen, Heidi Roekle, Terry James, Glenn Licitar, Barb Morgan and 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 was taken and Joe Jackson introduced himself to the Committee as the new inspector in the Planning & Zoning Department. Al Sebastiani made a motion to approve the agenda as noticed. Heidi Roekle seconded the motion. All in favor. Motion carried.

Public Hearings: Lustrum, LLC – Rezoning request of a portion of a parcel (1.9 acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow the construction of a single family residence on property located in the S ½, SW ¼, Section 31, Township 19 North, Range 5 East, Lot 1 of CSM 5632, Town of Monroe, Adams County, Wisconsin. Greg Rhinehart, representing Lustrum, LLC stated that they are requesting to rezone less than 2 acres within a 340 acre parcel. The Power Company will retain a 100' setback area along the shoreline and the proposed building would be approximately 300' from the OHWM. Mr. Rhinehart also pointed out that a soil test performed indicated a conventional system could be installed. Tim Grant, principle owner of Lustrum LLC stated that he has owned the property for approximately one year and was not made aware by the realtor or the Power Company that the property was zoned Conservancy, but found out a couple days after closing of sale. Adjacent property owners had concerns about possibly setting a precedent by rezoning conservancy zoned properties and also the possibility of future subdivisions. Upon completion and review of the Committee Findings Checklist the total score was 254. The average of the combined totals was 42.3. (Licitar-46; Stuchlak-45; Sebastiani-26; Roekle-49; Theisen-50; James-38; Morgan abstained) A score of 48 (80%) or higher is required for a recommendation of approval. Terry James made a motion to deny the zoning change based on that requirement. Heidi Roekle seconded the motion. Roll Call Vote: 4 – Yes. 2 – No. (Theisen, Stuchlak) Motion to deny the zoning change carried to forward that recommendation to the County Board for final action. Darin Kurth – Rezoning request of a 28.24 acre parcel from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture to make the parcel a conforming use on property located in the NW ¼, SE ¼, Section 31, Township 16 North, Range 6 East at 1329 Evergreen Drive, Town of Easton, Adams County, Wisconsin. Attorney Eric Pollex, representing Mr. Kurth explained that the rezoning is to rectify the zoning of a nonconforming parcel caused by an illegal split. Discussion was held. Heidi Roekle made a motion to grant the request and forward that recommendation to the County Board for final action. Al Sebastiani seconded the motion. Roll Call. 6 – Yes. 1 – Abstain. (Morgan) Motion carried.

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 November 6, 2013 and November 19, 2013 meetings as presented. Barb Morgan seconded the motion. All present in favor. (Heidi Roekle absent) Motion carried.

Greg Rhinehart presented the surveyor's report for the month of November to the Committee for review. Terry James made a motion to approve the Surveyor's report. Glenn Licitar seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson informed the Committee that her office is status quo. Land Information: Jodi Helgeson presented the Committee with a Letter of Intent for contracted services for the 2015 aerial photogrammetric project with Ayres Associates out of Madison with the understanding that the County is under no contractual obligations at this time. Terry James made a motion to approve the Letter of Intent as presented. Al Sebastiani seconded the motion. All in favor. Motion carried. Heidi Roekle made a motion to approve the Register of Deeds and Land Information reports as submitted. Barb Morgan seconded the motion. All in favor.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that the Wisconsin Lake Protection Program Grant has been approved by the DNR, which partially funds Matt Bremer's position in the Department. Trena Larson has been notified to update the Planning and Zoning Budget accordingly. Mr. McLaughlin stated that he is waiting for a response from the Sheriff's Department regarding electronic Citations and the possibility of Planning & Zoning piggybacking on their Tracs program which is already in place, to issue Citations to those people who remain noncompliant with the Septic Tank Maintenance Program. On the same note, the office has been receiving complaints from property owners regarding septic pumpers findings, or lack thereof. Mr. McLaughlin updated the Committee on the fact that Adams County's Farmland Preservation Plan is valid until the end of 2014.

Phil McLaughlin presented the Financial Report for the month of October 2013 to the Committee for review. Heidi Roekle made a motion to approve the Financial Report as presented. Terry James seconded the motion. All in favor. Motion carried.

Correspondence: None.

Chairman Stuchlak stated there was no need for closed session this month.

The next meeting was scheduled for January 2, 2014 at 1:00 P.M.

Heidi Roekle made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

Adjourned: 2:10 P.M.

Joe Stuchlak, Chair

Glenn Licitar

Terry James, Vice-Chair

Barb Morgan

Randy Theisen

Heidi Roekle

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.