

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: August 3, 2016

Chairman Rocky Gilner called the Adams County Planning & Zoning Committee Meeting to order in Room A260 at the Courthouse in Friendship Wisconsin at 1:00 P.M. with the following members present: Barb Morgan, Randy Theisen, Larry Borud, Larry Babcock and Al Sebastiani. Fred Nickel was excused. 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. Larry Babcock made a motion to approve the agenda. Barb Morgan seconded the motion. All in favor. Motion carried.

Public Hearings: Joshua D. & Stefanie A. Czys – Rezoning request of a portion of a 10.27 acre parcel (1 acre) from an A-3 Secondary Agricultural District to an R-1 LL Single Family Residential District to allow the one acre parcel to be combined with the adjacent property and located in the SW ¼, SE ¼, & SE ¼, SE ¼, Section 21, Township 14 North, Range 7 East, Lot 2 of CSM 5639 at 424 Golden Avenue, Town of New Haven, Adams County, Wisconsin. Joshua Czys was present to explain the request. Discussion followed. Larry Babcock made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 -Yes. Motion carried. Randall F. Atkinson – Rezoning request of a parcel in an R-1 Single Family Residential District (1.8 acres) and a portion of a parcel (.22 acres) in an A-3 Secondary Agriculture District to an R-1 Large Lot District to allow agriculture use by conforming to the minimum acreage for fish farming on property located in the NE ¼, NE ¼, Section 27, Township 14 North, Range 7 East, Lot 6 & Pt. Lot 7 of Assessor's Plat #1 at 4010 3rd Avenue, Town of New Haven, Adams County, Wisconsin. Rand Atkinson was present to explain the request. Discussion followed. Randy Theisen made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Larry Babcock seconded the motion. Roll Call Vote: 6 – Yes. Motion carried.

Chairman Gilner closed the public hearing portion of the meeting and stated that public participation will be taken as appropriate on agenda items.

Larry Borud made a motion to accept the minutes from the July 6, 2016 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his monthly report. Mr. Rhinehart stated that he was submitting the proposed 2017 County Surveyor Budget the same as it was for 2016, with the suggestion that the money from the annual projects could be added to the grant money to update the tie sheet corners and survey grade coordinates. Then when that project is completed, it could go back to the regular maintenance schedule. Discussion was held. Barb Morgan made a motion to approve the proposed 2017 County Surveyor's budget and forward that recommendation to the Administrative Coordinator's Office. Larry Borud seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the proposed 2017 Planning & Zoning Department Budget. Discussion was held. Barb Morgan made a motion to approve the proposed 2017 Planning & Zoning Budget with changes noted and forward that recommendation to the Administrative Coordinator's Office. Randy Theisen seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson explained the Honor Rewards program in which local business's provide discount to veterans and stated that there is a Veterans Fair next week.

Land Information: Ms. Helgeson stated that Land Information is working on the Surveyor's project utilizing a portion of the Strategic Initiative Grant.

Jodi Helgeson presented the proposed 2017 Register of Deeds Budget to the Committee for review. Discussion was held. Larry Babcock made motion to approve the 2017 Register of Deeds Budget and forward that recommendation to the Administrative Coordinator's Office. Barb Morgan seconded the motion. All in favor. Motion carried.

Jodi Helgeson presented the proposed 2017 Land Information Budget to the Committee for review. Discussion was held. Barb Morgan made a motion to approve the 2017 Land Information Budget and forward that recommendation to the Administrative Coordinator's Office. Larry Babcock seconded the motion. All in favor. Motion carried.

Phil McLaughlin stated that the Farmland Preservation Ad Hoc Committee decided that the A1 & A1-15 Exclusive Agriculture Districts would be eligible for placement in the Farmland Preservation Plan. Discussion was held regarding non-County zoned Towns. The next Ad Hoc Committee meeting has not yet been set.

Discussion was held regarding Septic Tank Maintenance as far as enforcement responsibilities. It was the consensus of the Committee to keep the subject on the Agenda for next month.

Conservancy Rezone Committee site visit policy: The question of whether the full Committee should be required to do a site visit for every Conservancy Rezone was addressed. It was suggested that possibly the Zoning Administrator and the County Conservationist do the site visits and make recommendations to the Committee. Phil McLaughlin made it clear that he did not want to have that responsibility. Discussion was held. Randy Theisen made a motion that the Committee would do a site visit for all vacant parcel Conservancy rezoning requests. Any conservancy rezoning requests of parcels with existing buildings will be investigated by the Zoning Administrator (and possibly someone else of his choosing) and make a recommendation to the Committee. If there are properties that have buildings with mitigating circumstances, the Committee will perform a site visit. Barb Morgan seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: None.

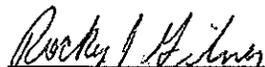
The Financial Report for the month of June was presented to the Committee for review and approval. Randy Theisen made a motion to accept the Financial Report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Correspondence: None.

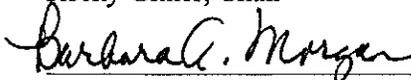
The next Committee meeting is scheduled for September 7, 2016 at 1:00 P.M.

Al Sebastiani made a motion to adjourn. Larry Borud seconded the motion. All in favor. Motion carried.

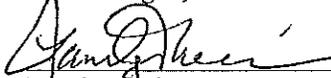
Adjourned: 2:39 P.M.



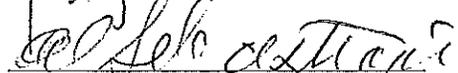
Rocky Gilner, Chair



Barb Morgan, Vice-Chair



Randy Theisen

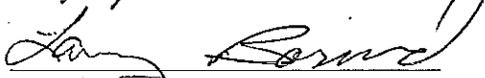


Al Sebastiani

Fred Nickel



Larry Babcock



Larry Borud



Cathy Allen, Recording Secretary