

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING: JULY 2, 2007 at 9:00 A.M.

ROOM A260 – COURTHOUSE

FRIENDSHIP, WISCONSIN

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

Public Hearings were held for the following: Barbara M. & Richard Lawrence – Rezoning Request from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Protection Ordinance to allow a hunting cabin in a shoreland area on a portion of property (200'X200') located at 273 Blackhawk Drive, in the N ½, NW ¼, SW ¼, Section 23, Township 19 North, Range 7 East, Town of Colburn, 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 (Dixon). Motion carried. Patrick A. & Jeannie Bandl -- Rezoning Request from an R-2 Rural Residential District to an R-1 Single Family Residential and an R-1 LL Residential District of the Adams County Zoning Ordinance to allow the 4.62 acre parcel to be split to place a second home on property located at 1470 11th Avenue, known as Lot #1, C.S.M. #3774, in the NW ¼, SW ¼, Section 9, Township 18 North, Range 6 East, Town of Preston, Adams County, Wisconsin. Glenn Licitar made a motion to recommend enactment of the zoning change, on the above-stated property, to the County Board for final action. Richard Colby seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. James W. & Diane M. Boycks – Conditional Use Permit request under Section 5-3.03(A)(21) of the Adams County Zoning Ordinance to construct an additional building, which will be a hunting lodge in an A-1 District located at 445 County Road A, in the NW ¼, SE ¼, Section 33, Township 16 North, Range 7 East, Town of New Chester, Adams County, Wisconsin. Richard Colby made a motion to grant the Conditional Use Permit request, on the above-described property, provided that all applicable permits are obtained and setbacks complied with. Fran Dehmlow seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. James McKellips – Conditional Use Permit request under Section 5-6.03(A) of the Adams County Zoning Ordinance to replace a single-wide manufactured home that was destroyed by fire in an R-1 District on property located at 1129 Fawn Court, known as Lot #33, East Oak Valley, in the NW ¼, SE ¼, Section 5, Township 15 North, Range 6 East, Town of Springville, Adams County, Wisconsin. **(Please note: The replacement will be a 1987 14'X70' single-wide manufactured home)**. Mike Keckeisen made a motion to grant the Conditional Use Permit request, on the above-described property, provided that all applicable permits are obtained, setbacks are complied with and the property gets cleaned up. Fran Dehmlow seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. William Gaydos – Tabled Conditional Use Permit request under Section 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 ¼, NW ¼,

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING MINUTES: JULY 2, 2007

PAGE #2

Section 20, Township 14 North, Range 7 East, Town of New Haven, 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: Roll Call Vote: 6-Yes. 6-Yes. 1-Excused (Dixon). Motion carried. Jed Flannery – Rezoning Request from an R-2 Rural Residential District to a B-1 Rural Business District of the Adams County Zoning Ordinance to allow rental storage units on property known as Lot #4, C.S.M. #4715, in the SE 1/4, NW 1/4 and the NE 1/4, SW 1/4 of Section 20, Township 18 North, Range 6 East, Town of Preston, Adams County, Wisconsin. Mike Keckeisen made a motion to postpone the Rezoning Request, as no one was present and authorized to explain the request. Sylvia Breene seconded the motion. Roll Call Vote: 6-Yes. 1-Excused (Dixon). Motion carried. **Please note: The petitioner will have to pay a \$400.00 fee before he can be placed on the August 2007 schedule)**

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

9:40 A.M. Chris Renner, MSA, joined meeting.

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

RECESSED: 9:52 A.M.

RECONVENED: 10:00 A.M.

Diane Kopitzke, presented the Surveyor's Report for Greg Rhinehart, who was excused, for the month of June 2007 for the Committee's review. Diane Kopitzke submitted one voucher for the Committee's signature before submitting to Finance Committee. Richard Colby made a motion to accept the Surveyor's report as presented and submit the signed voucher to the Finance Committee. seconded the motion. All in favor. Motion carried.

Preliminary Plat for Spring Creek Landing in the Town of Monroe: Chris Renner presented the proposed preliminary plat to the Committee for their review. Chris Renner stated that Greg Rhinehart wanted approval of the preliminary plat and the final plat at the same time. Mike Keckeisen made a motion to approve the preliminary plat and final plat, as presented. Sylvia Breene seconded the motion. Discussion was held in regard to approving the preliminary plat and final plat at the same time. Mike Keckeisen withdrew his motion. Sylvia Breene withdrew her second. Mike Keckeisen made a motion to approve the preliminary plat, as presented, with Phil McLaughlin approving the final plat. Sylvia Breene seconded the motion. All in favor. Motion carried.

10:15 A.M.: Chris Renner, MSA, left meeting

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING MINUTES: JULY 2, 2007

PAGE #3

Phil McLaughlin presented the minutes from the June 2007 meeting of the Adams County Planning & Development Committee for review. Richard Colby made a motion to accept the minutes as presented. Glenn Licitar seconded the motion. All in favor. Motion carried

Phil McLaughlin presented the Financial Report for the month of June 2007 to the Committee for review, with input from Diane Kopitzke. Mike Keckeisen made a motion to accept the Financial Report as presented. Sylvia Breene 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. Sylvia Breene seconded the motion. All in favor. Motion carried.

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

Update on the Easton dam flood shadow mapping: Phil McLaughlin stated that MSA Professional Services retained Ayers Associates to perform a dam failure analysis of the Easton Dam and which included a Hydraulic Map for areas that would be affected in case the Easton dams would ever go out. The information could be documented on a digital map that would show the affected areas.

Update on the Adams County Shoreland Protection Ordinance revisions: Phil McLaughlin stated that he had submitted the revisions, as directed by the Planning and Development Committee by the deadline date. The Adams County Land & Water Conservation Department had input placed in the revisions.

Update and comments on the Land Disturbance Ordinance proposed by the Adams County
Land

& Water Conservation Department: Phil McLaughlin stated that he had some concerns in regard to the proposed ordinance as well as Ron Chamberlain, Adams County Highway Commissioner.

If the Land Disturbance Ordinance doesn't pass, then the revised Adams County Shoreland Protection Ordinance will be held up as well because it references the Land Disturbance Ordinance. Mike Keckeisen suggested that Phil McLaughlin and Ron Chamberlain attend the

July 9, 2007 Planning and Development Committee meeting to express their concerns.

Correspondence: Phil McLaughlin read a letter from Mark Wilk, received on June 25, 2007 commending Mike Edwards for this true professionalism and appreciation for his support, recommendations and advice during the construction of his new home at 1034 Edgewood Avenue, in the Town of Easton. The Committee suggested that a copy of the letter from Mark Wilk goes into Mike Edwards personnel file and also be placed on the County Board of Supervisor's agenda, under correspondence, to be read at the July 2007 meeting.

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING MINUTES: JULY 2, 2007

PAGE #4

Mike Keckeisen made a motion to adjourn until Wednesday, August 8, 2007 at 9:00 A.M. for the next meeting of the Adams County Planning and Development Committee. Glenn Licitar seconded the motion. All in favor. Motion carried.

ADJOURNED: 10:58 A.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.