

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: April 5, 2017

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: Randy Theisen, Larry Borud and Barb Morgan. Dave Repinski and Jerry Kotlowski sat in for Larry Babcock and Fred Nickel respectively. Al Sebastiani 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. Pledge of Allegiance. Roll Call. Barb Morgan made a motion to approve the agenda. Larry Borud seconded the motion. All in favor. Motion carried.

Petitioners for the first two hearing were not present. Following committee discussion, it was determined to proceed with hearing number three. If the absent petitioners arrive before the Public Hearings are closed, they will be allowed to be heard at the end of hearing number five. Public Hearings: Kevin Diemert – Rezoning request of a 9.99 acre parcel from an A3 Secondary Agricultural District to a B1 Rural Business District of the Adams County Comprehensive Zoning Ordinance to allow construction of a building for equipment storage on property located in the NE ¼, NW ¼, Section 29, Township 16 North, Range 6 East, Lot 2, CSM 4226 on Ember Avenue, Town of Easton, Adams County, Wisconsin. Mr. Diemert was present to explain that a rezone to B1 would allow the construction of a storage building with an increase in height whereas the present zoning district would not. Discussion followed. Barb Morgan made a motion to grant the request and forward that recommendation to the County Board for final action. Larry Borud seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Jacklyn L. & Kevin J. Sigourney – Rezoning request from an R3 Versatile Residential District and an I1-Industrial District to an A3 Secondary Agricultural District of the Adams County Comprehensive Zoning Ordinance to allow agriculture use on properties located in the NE ¼, NW ¼ and NW ¼, NE ¼ of Section 11, Township 18 North, Range 7 East, Lots 2 & 3 of CSM 5167 at 251 Cottonville Avenue, Town of Richfield, Adams County, Wisconsin. Attorney Mark Bickford and Chad Rhinehart, building designer were present to explain that the property will be used for an agricultural building for potato storage. Michael Mondry was present to object to the request. Discussion was held. Dave Repinski 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. Wisconsin Dunes, LLC – Modification request under Section 4.62 of the Adams County Land Division Ordinance to allow a private access easement as a means of access to a public street for three proposed lots on property located in Section 25, Township 20 North, Range 5 East, Town of Rome, Adams County, Wisconsin. Michael Marty from Vierbicher and Associates was present to explain that the road will be blacktop and meet the requirements of the Town and County. Discussion followed. Dave Repinski made a motion to grant the Modification as presented. Larry Borud seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Douglas Thome – Rezoning request of a portion of a 44.85 acre parcel (.3 acres) from an A1 Exclusive Agriculture District to an R1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to allow the .3 acres to be combined to the lot with the house by a CSM on property located in the SW ¼, NE ¼, Section 27, Township 14 North, Range 7 East, Lot 1 of CSM 5992 on Golden Ct. Town of New Haven, Adams County, Wisconsin. Mr. Thome was present to explain that with this rezone, he would be able to survey the farmhouse with all the outbuildings into one lot and make it conforming. Discussion was held. Randy Theisen made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Jerry Kotlowski seconded the motion. Roll Call Vote: 6 – Yes. Motion carried.

It was the Committee's consensus that if Mr. & Ms. Schmidt wish to reschedule their Conditional Use Permit request, that they will need to reapply and pay the full hearing fee.

Chairman Gilner closed the public hearings and stated that public participation will be taken as appropriate on agenda items.

Dave Repinski made a motion to accept the previous meeting minutes as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his monthly report to the Committee.

Jodi Helgeson gave the Register of Deeds and Land Information reports. Discussion was held regarding creating a job description for the County Surveyor position.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that office staff has attended seminars for continuing education credits, office files continue to be scanned and Citations for noncompliance with Septic Tank Maintenance will be mailed soon. Discussion was held on possible revisions to the Comprehensive Zoning Ordinance on height limitations for detached residential garages and accessory buildings.

The Financial Report for the month of February was presented to the Committee for review.

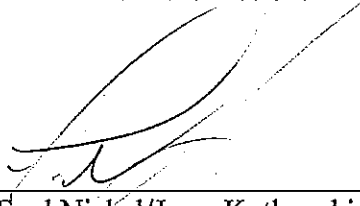
Correspondence: None.


The next Committee meeting is scheduled for May 3, 2017 at 1:00 P.M.

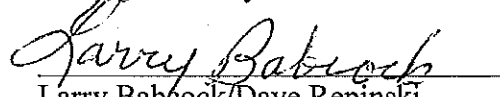
Dave Repinski made a motion to adjourn. Larry Borud seconded the motion. All in favor. Motion carried.

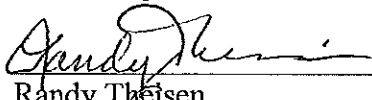
Adjourned: 2:10 P.M.



Rocky Gilner, Chair


Fred Nickel/Jerry Kotlowski


Barb Morgan, Vice-Chair


Larry Babcock/Dave Repinski


Randy Theisen


Larry Borud

Al Sebastiani


Cathy Allen, Recording Secretary