

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: FEBRUARY 5, 2014

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. Heidi Roekle made a motion to approve the agenda as noticed. Randy Theisen seconded the motion. All in favor. Motion carried.

Public Hearings: Adams County Comprehensive Zoning Ordinance – Add fish to the definition of livestock and assign an animal unit value. Phil McLaughlin stated that under the Adams County Comprehensive Zoning Ordinance, fish farming is currently a permitted use in an Agriculture District and listed as a Conditional Use under other districts, but fish are not specifically listed under livestock in the definition section for is there an assigned animal unit value. Therefore, for the following hearing and any possible hearings in the future there needs to be a text revision to address those issues. Discussion was held regarding the assigning of animal unit value. The final consensus was to agree with Phil McLaughlin's original suggestion of 5,000 pounds per animal unit. Terry James made a motion to approve the Ordinance revision and forward that recommendation to the County Board for final action. Heidi Roekle seconded the motion. Roll Call. 7 – Yes. Motion carried. Randall F. Atkinson – Conditional Use Permit request under Section 5-6B.03 (H) of the Adams County Comprehensive Zoning Ordinance to allow aquaculture (fish farming) to include the hatching and rearing of fish and utilizing any waste from culture in growing of plants and the sale of both on property located in the NE ¼, NE ¼, Section 27, Township 14 North, Range 7 East, Lot 6, Assessor's Plat #1 at 4002 3rd Avenue, Town of New Haven, Adams County, Wisconsin. Mr. Atkinson explained his request and the fact that his proposed fish farm is a pilot to possible future farms utilizing abandoned or idle silos. Chairman Stuchlak asked what Mr. Atkinson thought was the Township's biggest concern for objecting to his proposal. Mr. Atkinson responded that the Town was comparing him to Perrier because his project would be taking water from the Township and also because there would be discharge to Lake Mason. Testimony was taken from everyone present. Ken Crothers feels that it is a novel idea which scares people, stating that it's not a big company, just one person and respectfully requested the Committee to approve the request. The consensus of the people against the request was that Mr. Atkinson would be using too much water and discharging nutrients to an already impaired lake. Terry James made a motion to deny the request. Barb Morgan seconded the motion. Discussion followed. Chairman Stuchlak called for a vote. Roll Call: 5 – No. (Theisen, Licitar, Sebastiani, Stuchlak and Roekle) 2 – Yes. Motion failed.

Glenn Licitar made a motion to approve the minutes from the January 2, 2014 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

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

RECESS: 2:20 P.M.  
RECONVENE: 2:30 P.M.

Chairman Stuchlak called the meeting to order. Phil McLaughlin stated that after conferring with Corporation Counsel Ken Wagner about the outcome of the Randall Atkinson hearing it was determined that since the motion to deny failed by roll call vote, someone would have to make a motion to grant the request. Heidi Roekle made a motion to grant the Conditional Use request. Al Sebastiani seconded the motion. Roll Call: 5 – Yes. 2 – No. (Morgan, James) Motion carried.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that Public Participation would be taken as needed.

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

ADAMS COUNTY PLANNING & ZONING  
COMMITTEE MEETING MINUTES  
FEBRUARY 5, 2014  
PAGE #2

Randy Theisen made a motion to deviate to item #12 WIPFLI Study-Grade Classifications on the agenda. Terry James seconded the motion. All in favor. Motion carried. Phil McLaughlin stated that a formal process had not yet been established. Chairman Stuchlak stated that this should be placed on next month's agenda.

Register of Deeds: Jodi Helgeson presented her annual report for 2013 on revenues, how many documents were recorded and how many certified copies were issued. Discussion followed. Barb Morgan made a motion to approve the annual report as presented. Glenn Licitar seconded the motion. All in favor. Motion carried. Ms. Helgeson stated that the annual mapping project has a zero balance, came in under budget and before deadline. Discussion followed. Heidi Roekle made a motion to approve the Land Information report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Phil McLaughlin explained to the Committee that he would like to request a two year extension to the expiration of the Adams County Farmland Preservation Plan and apply for a Farmland Preservation Planning Grant from DATCP. Discussion followed. It was noted that the Department will have to budget \$2000.00 (2015 budget) of County monies as part of the requirements of the grant. Heidi Roekle made a motion to approve the request for a two year extension for the Plan and to apply for the Farmland Preservation Planning Grant. Barb Morgan seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that inspector Joe Jackson has scheduled to take his POWTS test. The Department is working with Seth Tully from the Sheriff's Department to get moving on the issuance of approximately 650 Citations electronically, approximately 6,000 second notices are being sent out regarding the buffer requirements and it's time to send out the 2014 septic tank maintenance notices.

Copies of the Financial Report for December 2013 were distributed to the members. The question was asked if this was the final report. Ms. Allen stated that it was not. Heidi Roekle made a motion to approve the Financial Report as submitted. Randy Theisen 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 March 5, 2014 at 1:00 P.M.

Heidi Roekle made a motion to adjourn. Randy Theisen seconded the motion. All in favor. Motion carried.

Adjourned: 2:59 P.M.

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Joe Stuchlak, Chair

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Glenn Licitar

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Terry James, Vice-Chair

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Barb Morgan

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Randy Theisen

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Heidi Roekle

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Al Sebastiani

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Cathy Allen, Recording Secretary

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