

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: MAY 1, 2013

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M. on Wednesday May 1, 2013 with the following members present: Glenn Licitar, Barb Morgan, Randy Theisen, Al Sebastiani, Heidi Roekle and Nick Theisen (SAYL member). Terry James was excused. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; Greg Rhinehart, County Surveyor and Alison Volk, Department of Agriculture, Trade and Consumer Protection Farmland Preservation Zoning Specialist. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Al Sebastiani made a motion to approve the agenda as noticed. Heidi Roekle seconded the motion. All in favor. Motion carried.

Public Hearings: Nikolay V. Nedev – Conditional Use Permit request under Section 5-6B.03 (A) of the Adams County Comprehensive Zoning Ordinance to allow a replacement manufactured home in an R1 Single Family Residential District on property located in Pt. of the NW ¼, NW ¼, of the SW ¼, Section 17, Township 14 North, Range 7 East, Lot 1 of CSM 2577 at 589 Gillette Drive, Town of New Haven, Adams County, Wisconsin. Randy Theisen made a motion to grant the request. Al Sebastiani seconded the motion. Roll Call Vote: 6 – Yes. 1 – Yes. (SAYLE Student-non binding vote) Motion carried. Discussion was held regarding the fact that some new manufactured home sizes are now less than 14' wide and should be addressed with the next Ordinance revision.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that Public Participation would be taken as needed. He then acknowledged Corey Rhinehart who had asked to be recognized. Discussion was held on property located in the Town of Easton which is currently zoned R2 Single Family Residential and is being farmed. Mr. Rhinehart is concerned that subdivision lots adjacent to him may be added to that farmed area. Mr. McLaughlin stated that Mr. Rhinehart would be notified of a hearing if any lots within 300' of his property were to come before the Committee for a rezoning.

Glenn Licitar made a motion to approve the minutes from the April 3 and April 12, 2013 meetings as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

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

Chairman Stuchlak stated that the New Chester Dairy Digester discussion has been postponed, and requested that it be placed on the June Agenda.

Jodi Helgeson stated that their office has recorded an abundance of land transactions in the month of April. The office is currently keeping up with the work load with her, one other full time and two on call employees. Applications for the full time Deputy Register of Deeds are being taken until May 8, 2013. Discussion was held regarding State Budget Amendments and the Frac Sand Mining Task Force. Randy Theisen made a motion to approve the Register of Deeds and Land Information reports as submitted. Heidi Roekle seconded the motion. All in favor. Motion carried.

Alison Volk from the Department of Agriculture, Trade and Consumer Protection (DATCP) gave a presentation about Farmland Preservation. Ms. Volk explained that the program has been in place since late 1970 and has since been revamped in 2009 to include the Farmland Preservation Program and an Agricultural Enterprise Area Program under the Wisconsin Working Lands Initiative. The Adams County Farmland Preservation program was updated in 2004 and expires in 2014. An Ag Preservation Plan must be in place for Town's to have their

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own Farmland Preservation program and must be certified by DATCP. Discussion was held regarding tax credits and soil and water compliance requirements. The Committee thanked Ms. Volk for her presentation.

Planning & Zoning Updates: None.

Phil McLaughlin presented the Financial Report for the month of April, 2013 to the Committee for review. Heidi Roekle made a motion to approve the Financial Report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Correspondence: Discussion was held regarding the Contractor Certification Form required to obtain a building permit.

The next meeting was scheduled for June 5, 2013 at 1:00 P.M.

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

Adjourned: 2:21 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/Jack Allen

\_\_\_\_\_  
Al Sebastiani

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Cathy Allen, Recording Secretary

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