

ADAMS COUNTY  
PLANNING & ZONING  
COMMITTEE MEETING MINUTES  
December 5, 2012

ONSITE: Chairman Joe Stuchlak called the meeting to order at 9:00 A.M. on Wednesday December 5, 2012 at the David Keach property located on Cumberland Avenue, Town of Strongs Prairie, Adams County, Wisconsin to conduct a site visit of a Conservancy Zoned parcel. The following members present: Glenn Licitar, Randy Theisen, Al Sebastiani and Heidi Roekle. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and the owner David Keach. Terry James and Barb Morgan were excused. Was this meeting properly announced? Phil McLaughlin stated that it was. Heidi Roekle made a motion to approve the agenda as noticed. Al Sebastiani seconded the motion. All in favor. Motion carried.

The Committee drove part way into the property and walked up to the top of the ridge. Mr. Keach indicated where the soil test was performed and the two (2) acre area which was marked by yellow ribbons that he would like to have rezoned. Discussion was held regarding emergency vehicle access, erosion control and rezoning an area less than the two (2) acres requested. Glenn Licitar made a motion to recess to the Courthouse for the Public Hearing portion of the meeting. Al Sebastiani seconded the motion. All in favor. Motion carried.

RECESS: 9:40 A.M.  
RECONVENE: 10:00 A.M.

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 10:00 A.M. stating that the meeting was properly noticed and that the agenda was approved. Roll Call.

Public Hearings: David L. Keach – Rezoning request of a portion of a parcel (2 acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland, Wetland and Habitat Protection Ordinance to allow the construction of a residence on property located in the NE ¼, NW ¼, Section 20, Township 18 North, Range 5 East, on Cumberland Avenue, Town of Strongs Prairie, Adams County, Wisconsin. Upon completion and review of the Committee Findings checklist and based on a total score of 242, with an average score of 48.4, Randy Theisen made a motion to grant the rezoning, but reducing the acreage to one (1) acre with the south line of that area being from the peak of the ridge to the north towards the road and forward that recommendation for the above-described property, to the County Board for final action. Heidi Roekle seconded the motion. Roll Call Vote: 5 -Yes. Motion carried. Richard L. Malsch – Rezoning request of a portion of a parcel (4.5 acres) from an A-1 Exclusive Agriculture District to an R-1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to allow the parcel to be split on property located in the SE ¼, SE 14/, Section 23, Township 16 North, Range 6 East, Lot 1 of CSM 2261 on 8<sup>th</sup> Court, Town of Easton, Adams County, Wisconsin. Al Sebastiani made a motion to grant the rezoning of the 4.5 acres, but to an R2 District instead and forward that recommendation to the County Board for final approval. Glenn Licitar seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Paul R. Wiesner Jr. /Paul J. Wiesner/Randall N. Thompson – Modification request under Section 4.62 (Access) of the Adams County Land Division Ordinance to allow a 66’ wide access easement to a land locked parcel and proposed two acre parcel, with a Rezoning request of a portion of a property (2 acres) from an A1-15 Exclusive Agriculture District to an R1-LL Single Family Residential District of the Adams County Comprehensive Zoning Ordinance on properties located in the SW ¼, SE & SE ¼, SE ¼, Section 17, Township 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. Heidi Roekle made a motion to grant the Modification as long as the easement is recorded. Glen Licitar seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Heidi Roekle made a motion to grant the rezoning and forward that recommendation to County Board for final approval. Al Sebastiani seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Diversified Seed Land Holdings, LLC – Rezoning request of a portion of a parcel (1.25 acres) from an A1-15 Exclusive Agriculture District to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning

Ordinance to allow it to be surveyed into the adjacent property located in the SE ¼, NE ¼, Section 14, Township 15 North, Range 6 East, Town of Springville, Adams County, Wisconsin. Randy Theisen made a motion to grant the rezoning request and forward that recommendation to County Board for final approval. Heidi Roekle seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Frederick W. & Sherry A. Brooks – Conditional Use Permit under Section 5-12.03(B) & (G) of the Adams County Comprehensive Zoning Ordinance to allow contractor equipment storage and outdoor keeping of animals on property located in the SE ¼, SW ¼, Section 36, Township 15 North, Range 6 East, at 770 Gale Avenue, Town of Springville, Adams County, Wisconsin. Al Sebastiani made a motion to deny the Conditional Use Permit request with the statement that he does not like to approve the requests when the Township has objections to it. Randy Theisen seconded the motion. Roll Call Vote: 5 – Yes. Motion to deny carried. Edward R. & Sharon L. Czerkas – Rezoning request of a portion of a parcel (5 acres) from an A-1 Exclusive Agriculture District to an A-3 Secondary Agriculture District to allow the sale of the house with five acres on property located in the SW ¼, SE ¼, Section 9, Township 14 North, Range 7 East, at 446 and 448 Gillette Avenue, Town of New Haven, Adams County, Wisconsin. Glenn Licitar made a motion to grant the rezoning and forward that recommendation to County Board for final approval. Randy Theisen seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Steven & Annette Palmer – Rezoning request from an R-3 Residential District to a B-1 Rural Business District of the Adams County Comprehensive Zoning Ordinance to allow an existing residence and trucking business to become conforming on property located in the SW ¼, SE ¼, Section 35, Township 18 North, Range 6 East, Lot 1 of CSM 3381 at 838 County Trunk J, Town of Preston, Adams County, Wisconsin. Corporation Counsel joined the meeting to confer with a Committee Member and then left the meeting. Randy Theisen stated that he would be abstaining from voting on the Palmer request and left the meeting at 12:44 P.M. Al Sebastiani made a motion to take a short recess. Glenn Licitar seconded the motion. All in favor. Motion carried.

RECESS: 1:00 P.M.  
RECONVENE: 1:09 P.M.

Discussion was held and testimony taken for the Palmer hearing. Heidi Roekle made a motion to deny the rezoning request because a large area surrounding the request is zoned Residential and to rezone this parcel would be considered spot zoning. Glenn Licitar seconded the motion. Roll Call Vote: 4 – Yes. Motion to deny carried.

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

Al Sebastiani made a motion to approve the minutes from the November 7, 2012 meeting as presented. Heidi Roekle seconded the motion. All in favor. Motion carried.

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

Glenn Licitar made a motion to deviate to item #11 Planning & Zoning Updates. Heidi Roekle seconded the motion. All in favor. Motion carried. Phil McLaughlin stated that tires for the inspector's vehicles will be billed to Planning & Zoning out of the 2013 Budget. Mr. McLaughlin also presented the Committee with a Resale Value quote for the Department's 2004 Ford Escape.

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Register of Deeds and Land Information: Jodi Helgeson informed the Committee that her office will be having new carpet installed between the Christmas and New Year Holidays. Ms. Helgeson also stated that Tyler Grosshuesch has turned in his resignation and will be leaving County employ at the end of December. He has taken a job at Adams Columbia. Heidi Roekle made a motion to approve the Register of Deeds and Land Information reports. Glenn Licitar seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the Financial Report for the month of October, 2012 to the Committee for review. Heidi Roekle made a motion to approve the Financial Report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Correspondence: None  
The next meeting was scheduled for January 2, 2013.

Heidi Roekle a motion to adjourn. Glenn Licitar seconded the motion. All in favor. Motion carried.

Adjourned: 1:36 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.**