

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: December 3, 2014

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M with the following members present: Larry Babcock, Al Sebastiani, Randy Theisen, and Rocky Gilner. Jack Allen sat in for Mark Hamburg and Barb Morgan was excused. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; Greg Rhinehart, County Surveyor and Richard Matzke. 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. Rocky Gilner seconded the motion. All in favor. Motion carried.

Public Hearings:

Kenneth E. Crothers – Rezoning request of a parcel (20 acres) from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to make the parcel conforming on property located in the W ½, NE ¼, NW ¼, Section 22, Township 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. Phil McLaughlin suggested that the hearings for Kenneth Crothers and Marie Crothers be heard together as they are both parts of the same forty and this rezoning is to make both parcels conforming. Chairman Stuchlak agreed. Marie K. Crothers - Rezoning request of a parcel (20 acres) from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to make the parcel conforming on property located in the E ½, NE ¼, NW ¼, Section 22, Township 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. Discussion followed. Kenneth Crothers was present to explain that when his father passed away the property was split between his sister and himself and they did not realize the property needed to be rezoned. Rocky Gilner made a motion to grant both rezoning requests and forward that recommendation to the County Board for final approvals. Larry Babcock seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Timothy C. Gray – Rezoning request of a portion of a 52.75 acre parcel (approximately 4.5 acres) from an A1 Exclusive Agriculture District to an R1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to allow the property to be split located in the NE ¼, SW ¼ & the W ½, SE ¼, Section 8, Township 15 North, Range 6 East, Lot 1 of CSM 4527 at 1155 Fern Lane, Town of Springville, Adams County, Wisconsin. Timothy Gray was present to explain that he wanted to sell the portion of property with the buildings on it, which is split by Fern Lane. Randy Theisen made a motion to grant the request and forward that recommendation to the County Board for final approval. Rocky Gilner seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Erwin Jr. & Tera L. Hausermann/Christine & Daniel Hine – Conditional Use Permit request under Section 5-8.03 (B) of the Adams County Comprehensive Zoning Ordinance to allow residential daycare on property located in the N ½, NE ¼, Section 27, Township 16 North, Range 7 East, Lot 2 of Happy Acres Subdivision at 2811 Cty Trk G, Town of New Chester, Adams County, Wisconsin. Christine Hine was present to explain that she will be leasing the house strictly to run a State licensed, certified day care center which she hopes to open the first week of April for toddlers. Ms. Hine stated that her goal is to get children ready for school with early childhood education. Discussion followed. Al Sebastiani made a motion to grant the Conditional Use Permit as presented. Jack Allen seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Baraboo National Bank – Rezoning Request of a parcel (38.374 acres) from an A1 Exclusive Agriculture District with a portion to an A1-15 Exclusive Agriculture District (27.67 acres) and the remainder (approximately 10 acres) to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the property to be split located in Pt. of the E ½, NE ¼, Section 36, Township 15 North, Range 7 East, on 1st Court, Town of Jackson, Adams County, Wisconsin. Matt Ryczek from Baraboo National Bank was present to explain that the rezoning would be necessary to split the property because an adjacent owner wished to purchase approximately ten acres. Discussion followed. Randy Theisen made a motion to grant the rezoning request and forward that recommendation to the County Board for final approval. Larry Babcock seconded the motion. Roll Call Vote: 6 – Yes. Motion carried.

Wisconsin Gas, LLC – Rezoning request of a 6.33 acre parcel from an R1 Single Family Residential District to an I-1 Industrial District of the Adams County Comprehensive Zoning Ordinance to allow the property to become conforming and upgrade facilities on property located in the NW ¼, NW ¼, Section 8, Township 16 North, Range 7 East, Lot 1 of CSM 287 at 2514 6th Avenue, Town of New Chester, Adams County, Wisconsin. Linda Kurtz from Mi-Tech Services was present to explain the request. It was noted that the acreage was incorrectly noticed as 6.33, when it should have been .663 acres. Ms. Kurtz explained that the plan is to build a 10' x 14' building to shelter the existing equipment and to repair, replace or move the security fence. Discussion was held regarding what permits were required and in what instances. Randy Theisen made a motion to grant the rezoning request and forward that recommendation to the County Board for final approval. Al Sebastiani seconded that motion. Roll Call Vote: 6 – Yes. Motion 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 5, 2014 meeting as presented. Rocky Gilner 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. Randy Theisen made a motion to approve the Surveyor's report as presented. Larry Babcock seconded the motion. All in favor. Motion carried.

Jody Helgeson informed the Committee that her Department had the software upgraded. Ms. Helgeson stated that Julie Goodhue is retiring this month and she hopes to fill the vacant position by mid January. Ms. Helgeson informed the Committee that since Marcia is on vacation, she doesn't have the Resolution for Julie Goodhue ready for them to sign, but will have it ready for their signatures before County Board. Jack Allen made a motion to approve the Resolution to recognize Julie Goodhue's 37 years of service to Adams County and sign it before County Board on December 16, 2014. Randy Theisen seconded the motion. All in favor. Motion carried. Ms. Helgeson informed the Committee that Ayers & Associates will be doing aerial photographs at 6" resolution sometime in April or May and will probably be available by fall.

Woodland Tree Protection Ordinance: Discussion was held regarding the hearing scheduled for January 13, 2015. Greg Rhinehart pointed out there is a Forestry District Designation in the Comprehensive Plan for every Town in the County, but is not designated in the County Comprehensive Zoning Ordinance or regulated in any way. Chairman Stuchlak stated that Assessor Claude Ringlemon will be present at the hearing for assessment questions. It was the Committee's consensus to have Phil McLaughlin look for a facilitator to speak at the hearing regarding the feasibility of creating a Forestry District.

Planning & Zoning Updates: The Committee was informed that there are about 650 people on the delinquent list for Septic Tank Maintenance. As to the long standing noncompliant properties, Mr. McLaughlin stated that Corporation Counsel informed him that the Department would need to get a court order for a pumper to enter individual properties to pump the septic tanks. There may also be issues with the pumper's safety which might require the Sheriff's Department involvement. It was the Committee's consensus that this would not be feasible. Discussion was held regarding Citation revenue disbursement.

Financial Report for October was presented to the Committee for review. Randy Theisen made a motion to approve the Financial Report as presented. Rocky Gilner seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next meeting was scheduled for January 7, 2014 at 1:00 P.M.

Randy Theisen made a motion to adjourn. Rocky Gilner seconded the motion. All in favor. Motion carried.

Adjourned: 2:40 P.M.

Joe Stuchlak, Chair

Rocky Gilner

Barb Morgan, Vice-Chair

Larry Babcock

Randy Theisen

Mark Hamburg

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.