

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: July 6, 2017

Chairman Rocky Gilner called the Adams County Planning & Zoning Committee Meeting to order in the County Board Room at the Courthouse in Friendship Wisconsin at 1:03 P.M. with the following members present: Randy Theisen, Larry Borud, Barb Morgan, Al Sebastiani, Larry Babcock and Fred Nickel. 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. Randy Theisen seconded the motion. Chairman Gilner noted that hearing #4 will be removed from the schedule as the Town of Easton has not met regarding the request. All in favor. Motion carried.

Public Hearings: Peter J. & Jo E Joslin – Rezoning request to reconfigure a 47.457 acre parcel from A1 Exclusive Agriculture and an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to create a 7 acre parcel zoned A3 Secondary Agriculture encompassing the current residence and the remaining acreage to A1 Exclusive Agriculture on property located in the SW ¼, NE ¼, & Pt. NW ¼, SE ¼, Section 34, Township 14 North, Range 7 East, at 330 State Road 23, Town of New Haven, Adams County, Wisconsin. The Town did not have any objections to the request. Mr. Joslin was present to explain that he wanted 5 acres rezoned, not the 7 acres as noticed, as the prospective buyer wants to split the property to build another dwelling. Discussion was held. 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: 7 – Yes. Motion carried. Majestic Development, LLC – Rezoning request from a P-R Planned Residential District to a B1 Rural Business District of the Adams County Comprehensive Zoning Ordinance for all of the property located in the W ½, NE ¼, SE ¼, Section 17, Township 14 North, Range 6 East (18 acres), part of a parcel located in the SW ¼, SE ¼, and part of a parcel located in Pt of Gov't Lot 5, both in Section 17, Township 14 North, Range 6 East in the Town of Dell Prairie, Adams County, Wisconsin. The Town had no objections. David Wall and Greg Rhinehart were present as representatives to explain the request. Mr. Wall presented the Committee with a large scale map to show the areas requested to be rezoned. References were made to three prospective buyers for the property and a commercial entrance off of Highway 13. Daniel Zajeski was spokesperson for the Lake of the Dells property owners. Statements were taken from several citizens present as to increased traffic and lack of information for proposed use. Barb Morgan called for the question Discussion was held. Barb Morgan made a motion to cease conversation and call for a vote. Fred Nickel seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Fred Nickel made a motion to table the request because not enough information has been presented. Al Sebastiani seconded the motion. Roll Call Vote: 3 – Yes. 4 – No. (Theisen, Borud, Gilner, Morgan) Motion failed. Al Sebastiani made a motion to deny the request and forward that recommendation to the County Board for final action. Fred Nickel seconded the motion. 4 – Yes. 3 – No. (Theisen, Borud, Gilner) Motion to deny carried. School District of Wisconsin Dells – Rezoning request of a 40 acre parcel from a PSP-1 Public Semi Public District to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the sale of the property located in the SW ¼, SE ¼, Section 36, Township 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin. The Town had no objections. Tori Wolfram was present to explain the request. Discussion was held. Larry Borud made a motion to grant the request and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Alton T. & Viola L. Halvorsen, Trustees – Rezoning request of a portion of a 38 acre parcel (2 acres) from an A1 Exclusive Agriculture District to an R1-LL Residential Large Lot District of the Adams County Comprehensive Zoning Ordinance to allow construction of a dwelling on property located in the SW ¼, NE ¼, Section 17, Township 14 North, Range 7 East on 5th Drive, Town of New Haven, Adams County, Wisconsin. The Town had no objections. David Halvorsen was present to explain the request. Discussion was held. Fred Nickel made a motion to grant the request and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Rustic Retreat/Leon & Sondra Byers – Conditional Use Permit request under Section 5-6B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow short term rental of a single family dwelling on property zoned R1-LL Residential Large Lot and located in the NE ¼, SW ¼, Section 21, Township 14 North, Range 6 East at 3956 River Road, Town of Dell Prairie, Adams County, Wisconsin. The Town did not object to the request. Leon Byers was present to explain the request. Discussion was held. Fred Nickel made a motion to grant the request with the standard conditions to be followed for temporary rental/lease of a single family dwelling. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

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

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

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

Discussion for the County Surveyor Job Description was postponed until the August meeting.

Register of Deeds Jodi Helgeson presented her monthly report to the Committee. Ms. Helgeson stated that she will be presenting an Ordinance to the Committee with a daily deadline as to accepting documents for recording purposes. Ms. Helgeson also informed the Committee that she will be increasing Laredo subscription fees by \$5.00. Land Information is keeping up on projects covered by grant monies.

Nothing new for Planning & Zoning Updates.

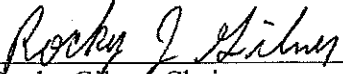
Financial Report for the month of May was presented to the Committee for review.

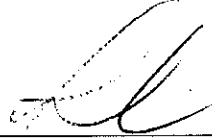
Correspondence: None.

The next Committee meeting is scheduled for Wednesday August 2, 2017 at 1:00 P.M.

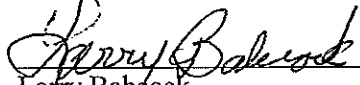
Larry Borud made a motion to adjourn. Fred Nickel seconded the motion. All in favor. Motion carried.

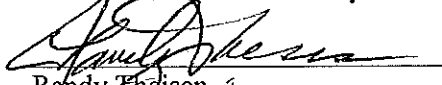
Adjourned: 2:40 P.M.

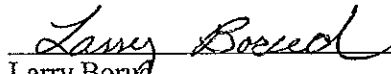

Rocky Gilner, Chair


Fred Nickel


Barb Morgan, Vice-Chair


Larry Babcock


Randy Thaisen


Larry Borud


Al Sebastiani


Cathy Allen, Recording Secretary