

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: August 2, 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 1:00 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. Larry Borud made a motion to approve the agenda. Barb Morgan seconded the motion. All in favor. Motion carried.

Public Hearings: Amanda & R. Andrew Meyer – Tabled Rezoning request of a 40 acre parcel from an A1 Exclusive Agriculture District to an R1 LL Residential Large Lot District of the Adams County Comprehensive Zoning Ordinance to allow the property to be divided into eight lots ranging from 4 to 6 acres and located in the SE ¼, NE ¼, Section 33, Township 16 North, Range 6 East on 10<sup>th</sup> Avenue, Town of Easton, Adams County, Wisconsin. The Town did not have any objections to the request. Jack Akers of Secluded Land Company represented Mr. & Ms. Meyers with the request. Mr. Akers stated that originally the Town of Easton objected to the request to create any four acre parcels, but agreed to four and a half acre parcels. Discussion was held. Randy Theisen made a motion to grant the request and forward that recommendation to the County Board for final action. Fred Nickel seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Daniel J. Breene – Rezoning request of a portion of two parcels from an A1 Exclusive Agriculture District to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to create a 5 acre parcel in part of the property located in the SW ¼, SE ¼, Section 17 and part of the property in the NW ¼, NE ¼ Section 20, all in Township 16 North, Range 6 East, at 1147 Elk Avenue, Town of Easton, Adams County, Wisconsin. The Town had no objections. Mr. Breene was present to explain the request. 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. 7 – Yes. Motion carried. Daniel J. Breene – Rezoning request of a portion of a 40 acre parcel (5 acres) from an A1 Exclusive Agricultural District to an A3 Secondary Agricultural District of the Adams County Comprehensive Zoning Ordinance to allow the property to be split and located in the SW, NE ¼, Section 20, Township 16 North, Range 6 East, at 2732 11<sup>th</sup> Drive, Town of Easton, Adams County, Wisconsin. The Town had no objections. 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. Majestic Development, LLC – Reconsideration of a 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, representing Majestic Development explained that he had received an email from the prospective buyers of the property this morning requesting that he not go forward as representing them as potential buyers. (Finance Manager Kyle Patterson and Register of Deeds Jodi Helgeson joined the meeting.) Dan Zajeski representing Lake of the Dells property owners stated that there is a lack of information as to the proposed use and wants more information. Greg Rhinehart, Surveyor presented a revised map clarifying the boundaries between Majestic Development and Lake of the Dells Condominium. Written testimony was presented and accepted. Testimony was taken from Jane Erickson citing heavy traffic ruining natural atmosphere and safety issued. Frank Ward stated that they needed more information. Discussion was held. Larry Borud made a motion to grant the request and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. 1 – No. (Nickel) 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. Greg Rhinehart stated that the job description was put together by Phil McLaughlin, Zoning Administrator and himself, as directed by the Committee. Fred Nickel made a motion to approve the Job Description, recommending additional hours be put in the Budget. Larry Borud seconded the motion. Roll Call Vote: 7 – Yes.

Fred Nickel made a motion to create a budget for the County Surveyor. Motion died for lack of a second.

Register of Deeds Jodi Helgeson presented her monthly report to the Committee. Mr. Helgeson presented the proposed 2018 Register of Deeds budget for review. Discussion was held. Fred Nickel made a motion to accept the budget as presented and forward to the Admin/Finance Committee. Barb Morgan seconded the motion. All in favor. Motion carried.

Jodi Helgeson presented the proposed 2018 Land Information Budget for review. Discussion was held. Fred Nickel made a motion to accept the budget as presented and forward to the Admin/Finance Committee. Al Sebastiani seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates. Phil McLaughlin stated the Committee needs to schedule quarterly meetings to discuss Comprehensive Plan updates with Dennis Lawrence from NCWRPC. Public Health has indicated they wish to be included in the meetings, which will last for an hour to an hour and a half. It was the Committee's consensus to meet on September 20, 2017 at 9:00 A.M.

Proposed 2018 Planning & Zoning Budget was discussed. Finance Manager Kyle Patterson made suggestions regarding combining expense account 434 School/Professional with 433 Convention at \$1500 and removing expense account 350, as permit refunds should come out of the revenues.

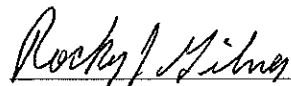
Financial Report for the month of June was presented to the Committee for review.

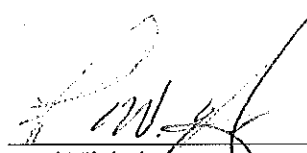
Correspondence: None.

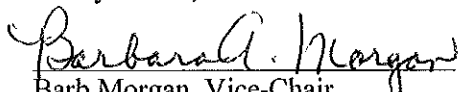
The next Committee meeting is scheduled for Wednesday September 6, 2017 at 1:00 P.M.

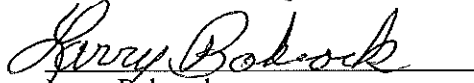
Randy Theisen made a motion to adjourn. Barb Morgan seconded the motion. All in favor. Motion carried.

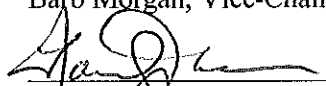
Adjourned: 2:50 P.M.

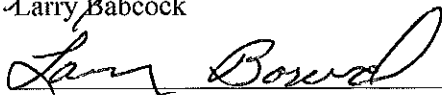
  
Rocky Gilner, Chair

  
Fred Nickel

  
Barb Morgan, Vice-Chair

  
Larry Babcock

  
Randy Theisen

  
Larry Borud

  
Al Sebastiani

  
Cathy Allen, Recording Secretary