

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: October 2, 2013

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M. on Wednesday October 2, 2013 with the following members present: Randy Theisen, Heidi Roekle, Terry James, Glenn Licitar and Barb Morgan. Al Sebastiani was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Heidi Roekle made a motion to approve the agenda as noticed. Terry James seconded the motion. All in favor. Motion carried.

Public Hearings: Scott C. & Deborah J. Parr – Rezoning request of two parcels (11.877 and 11.76 acres) currently zoned as A1 and A1-15 Exclusive Agriculture and R2 Rural Residential Districts under the Adams County Comprehensive Zoning Ordinance to A3 Secondary Agriculture District to make the properties conforming and located in the NE ¼, SW ¼ & NW ¼, SE ¼, Section 31, Township 16 North, Range 6 East, on Hwy 13, Town of Easton, Adams County, Wisconsin. Phil McLaughlin pointed out that this area had been previously rezoned, but the land division was not done by a Certified Survey and did not conform to the area that was rezoned. Terry James made a motion to approve the zoning change and forward that recommendation to the County Board for final action. Heidi Roekle seconded the motion. Roll Call. 6 – Yes. Motion carried. Scott C. & Deborah J. Parr – Rezoning request of a 39.22 acre parcel from an R2 Rural Residential District to an A1 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to make it a conforming use on property located in the NW ¼, NE ¼, Section 21, Township 16 North, Range 6 East, Lot 1 of CSM 5614 on 10<sup>th</sup> Drive, Town of Easton, Adams County, Wisconsin. A letter was received from the developer Ash Land & Properties, with objections and concerns as to the range of allowable agricultural operations, some of which would be unacceptable next to a subdivision, and restrictive covenants which govern the Easton Shores subdivision and a cul de sac that they were required to install. Phil McLaughlin informed the Committee that he had contacted Corporation Counsel regarding this matter, who was of the opinion that covenants were private rights to be enforced by the other property owners, not the County and the road had been properly vacated. Heidi Roekle made a motion to approve the zoning change and forward that recommendation to the County Board for final action. Glenn Licitar seconded the motion. Roll Call. 6 – Yes. Motion carried. John Przybyla – Conditional Use permit request under Section 5-6B.03(A) of the Adams County Comprehensive Zoning Ordinance to allow the replacement of a manufactured home with a newer 14' x 70' manufactured home in an R1 Single Family Residential District on property located in the SE ¼, SW ¼, & NE ¼, SW ¼, Section 23, Township 17 North, Range 5 East, Lot 54 of CSM 553 in Brewster Harris Subdivision at 2269 15<sup>th</sup> Drive, Town of Adams, Adams County, Wisconsin. Patti Thompson of Timberlake Homes was representing Mr. Przybyla and presented pictures of the existing home and the new home. Barb Morgan made a motion to grant the Conditional Use. Terry James seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Edward J. & Laurie L Golden – Rezoning request of a portion of a parcel (2.5 acres) from an A1 Exclusive Agriculture District to an R1LL Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to allow the two residences to be split on property located in the NE ¼, NE ¼, Section 33, Township 18 North, Range 6 East at 1013 and 1015 Czech Avenue, Town of Preston, Adams County, Wisconsin. Greg Rhinehart was representing the Golden's and stated that for estate planning purposes they would like to separate the two residences on the property. Glenn Licitar made a motion to approve the zoning change with the stipulation that the Town Board had no objections (Town Board meets October 2, 2013 in the PM) and forward that recommendation to the County Board for final action. Terry James seconded the motion. Roll Call. 6 – Yes. Motion carried. Roland C. & Sandra L. Jensen – Rezoning request of a parcel (40 acres) from an A1 Exclusive Agricultural District to an A1-15 Exclusive Agriculture District (32 acres) and an A3 Secondary Agricultural District (8 acres) of the Adams County Comprehensive Zoning Ordinance to allow the parcel to be split on property located in the SW ¼ SW ¼, Section 22, Township 14 North, Range 7 East at 398 Golden Avenue, Town of New Haven, Adams County, Wisconsin. Sandra Jensen presented the Committee with a map showing the proposed land division and the two dwellings. Glenn Licitar made a motion to approve the zoning change and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call. 6 – Yes. Motion carried.

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

Barb Morgan made a motion to approve the minutes from the September 4, 2013 meeting as presented. Terry James seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the surveyor's report for the month of September to the Committee for review. Terry James made a motion to approve the Surveyor's report. Glenn Licitar seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson was away at a Conference and had submitted a report in writing, which Chairman Stuchlak read aloud. Heidi Roekle made a motion to approve the Register of Deeds and Land Information report as submitted. Barb Morgan seconded the motion. All in favor.

Phil McLaughlin informed the Committee that the Farmland Preservation Plan for Adams County will expire in December 2014. If allowed to expire, the Town of Lincoln and possibly a few other Townships will no longer be eligible for farmland tax credits. Discussion was held regarding how much it would cost the County to update and renew the Plan. Mr. McLaughlin stated that this has not been budgeted for 2014, but that the County could request an extension of the deadline to 2015. This would allow the Town of Lincoln applicants to receive tax credits for 2014 and the County to apply for a grant to help alleviate some of the cost. Discussion was held regarding how many residents would be affected by this expenditure. Terry James made a motion to allow Mr. McLaughlin to proceed and research the cost to update the plan and return with the findings at next month's meeting. Barb Morgan seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that the new inspector, Joe Jackson will be starting on October 7, 2013. Chairman Stuchlak requested that he be introduced to the Committee at next month's meeting.

Phil McLaughlin presented the Financial Report for the month of August 2013 to the Committee for review. Terry James made a motion to approve the Financial Report as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Correspondence: None.

Chairman Stuchlak stated there was no need for closed session this month.

The next meeting was scheduled for November 6, 2013 at 1:00 P.M.

Heidi Roekle made a motion to adjourn. Randy Theisen seconded the motion. All in favor. Motion carried.

Adjourned: 2:20 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.**