

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: June 3, 2015

The Adams County Planning & Zoning Committee, with the exception of Mark Hamburg was called to order by Chairman Joe Stuchlak at 12:00 P.M. on Wednesday June 3, 2015 at the Stanley Lyons property on Akron Avenue in the Town of Rome. Barb Morgan made a motion to approve the agenda. Randy Theisen seconded the motion. All in favor. Motion carried. After viewing the property, Randy Theisen made a motion to recess and reconvene in Room A260 at the Courthouse in Friendship, Wisconsin. Barb Morgan seconded the motion. All in favor. Motion carried. Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:07 P.M with the following members present: Mark Hamburg, Larry Babcock, Rocky Gilner, Barb Morgan, Randy Theisen, and Florence Johnson (for Al Sebastiani). 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. Roll call. Public Hearings: Stanley M. Lyons – Rezoning request of a portion of property (2 acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow a septic system and residential use on property located in Gov't Lot 10, Section 2, Town 20 North, Range 5 East, Lot 1 of CSM 5825 at 1530A Akron Avenue, Town of Rome, Adams County, Wisconsin. Stanley Lyons was present to explain the request. The Town of Rome had no objection to the zoning change. Adjacent owners Cindy Loken and Patricia Sonnenberg were present with complaints about litter and that Mr. Lyons was running a chainsaw on a red flag day. Discussion was held. After completion and review of the Findings Checklist the combined total was 278. (Stuchlak-42; Morgan-46; Theisen-41; Babcock-48; Gilner-52; Johnson-49) The average of that combined total was 46.33. (A score of 48 (80%) or higher is required for a recommendation of approval) Randy Theisen made a motion to deny the request as presented. Barb Morgan seconded the motion. Discussion was held that resulted in Mr. Lyons agreeing to move the location of the proposed house closer to Akron Avenue and decreasing the requested rezoned area to one (1) acre, with approval from adjacent owners. A new Findings Checklist was completed by Committee members for the revised request with a combined total of 321. (Stuchlak-52; Morgan-53; Theisen-52; Babcock-56; Gilner-60; Johnson-48) The average of that combined total was 53.50. Chairman Stuchlak reminded members that there was a motion and second to deny the original request and asked for roll call vote on that motion. Roll Call Vote: 6 – Yes. Motion to deny carried. Randy Theisen made a motion to grant the revised request of one (1) acre as newly plotted on the map, along with driveway access through the Conservancy area to the rezoned area and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 6 - Yes. Motion carried. Larry & Suzanne Floyd – Rezoning request of a 15.01 acre parcel from an R2 Rural Residential District to an A3 Secondary Agriculture District to allow purchase of 3.3 acres of adjoining land on property located in the SW ¼, NW ¼ & Pt. of the W ½, E ½, NW ¼, Section 27, Town 15 North, Range 7 East, Lot 1 of CSM 3592 at 3426 Cty Trk G, Town of Jackson, Adams County, Wisconsin. Suzanne Floyd, owner stated that the adjacent owner who owns a portion of the airport runway wants to sell their property and can't find a buyer that wants to own part of and willing to pay maintenance on the runway, so is offering to sell their portion from the middle of the runway out 125' to the Floyd's. Discussion followed. Mark Hamburg made a motion to grant the rezoning request and forward that recommendation to the County Board for final action. Rocky Gilner seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Roy E. & Penny A. Peyton – Rezoning request of a portion of a 20 acre parcel (5 acres) from an A1-15 Exclusive Agriculture District to an A3 Secondary Agriculture District to split the parcel for residential use on property located in the W ½, SE ¼, NE ¼, Section 19, Town 14 North, Range 7 East on Cty Trk P, Town of Dell Prairie, Adams County, Wisconsin. Kevin Donnelly, future owner was present to explain that the five acres is presently a wooded area and does not encroach into the adjacent farm field. Larry Babcock made a motion to grant the rezoning request and forward that recommendation to the County Board for final action. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Michael C. & Dawn M. Frion – Rezoning request from an R1LL Single Family Residential and R2 Rural Residential District to an R1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance with a Modification request under Section 4.62 of the Adams County Land Division Ordinance to allow existing non-conforming lots to be reconfigured for transfer of land to adjoining parcel using existing access easement shared by both parties on properties located in the SE ¼, NW ¼ & SW ¼ NW ¼, Section 3, Town 15 North, Range 5 East, Lots 16 and 17 of Assessor's Plat #3 at 3031 County Road Z, Town of Springville, Adams County, Wisconsin. Eric Schoot from MSA Professionals was present to represent the Frion's. Discussion was held. It was made clear that the owners know that the property is unbuildable because it is in the Floodway. It is used for camping. Barb Morgan made a motion to grant the rezoning request and forward that recommendation to the County Board for final action. Roll Call Vote: 7 – Yes. Motion carried. Randy Theisen made a motion to grant the Modification request. Larry Babcock seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

MCSENG, LLC/Wisconsin Power & Light Company – Rezoning request of a portion of a 40 acre parcel (2.69 acres) and a 40 acre parcel from an A1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the properties to be split and reconfigured with a Conditional Use Permit request for one of the newly created parcels (25.93 acres) to allow nonmetallic mineral extraction in excess of 2,500 sq. ft. with an informational hearing on the approved reclamation plan on properties located in the NE ¼, SW ¼ and SE ¼, SW ¼ of Section 23, Town 14 North, Range 7 East, Town of New Haven, Adams County, Wisconsin. The Town of New Haven had no objection to the zoning change, but have recommended several conditions be placed on the Conditional Use Permit. Lindsay Motl and Erik Nelson were present to represent Alliant Energy regarding the proposed clay borrow site. Adjacent owners showed concerns regarding surrounding wetlands and run off onto adjacent properties. Ms. Motl stated that they have been working on this project since 2013 and have followed the Department of Natural Resources regulations, protocol and processes. Mark Hamburg made a motion to grant the rezoning request and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 5 – Yes. 2 – No. (Stuchlak and Gilner) Motion carried. Mark Hamburg made a motion to grant the Conditional Use Permit with the conditions placed by the Town of New Haven as follows: A road agreement is pending stipulating that all documented road damage be repaired at mine owners expense, semi-trucks will be allowed to haul clay, however, only on approved routes, only one road access point will be allowed, and that weight restrictions may occur when moisture conditions warrant; No sediment be allowed to run off into any input areas for Lake Mason; Operations only be allowed from 7:00 a.m. to 7:00 p.m.; Tree Screen along road remain in place.; No parking or staging of trucks along the road.; Stockpiled material to be bermed around perimeter and stabilized by seeding.; No material processing on site.; No waste to ever be buried on site.; Contingency plan to be in place for possibility of hitting springs.; No additional run off allowed onto adjacent properties. Randy Theisen seconded the motion. Roll Call Vote: 4 – Yes. 3 – No. (Stuchlak, Gilner and Johnson) Motion carried.

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

Rocky Gilner made a motion to take a short recess. Florence Johnson seconded the motion. All in favor. Motion carried.

RECESS: 3:20 P.M.
RECONVENE 3:28 P.M.

Barb Morgan made a motion to approve the minutes from the May 6, 2015 Committee Meeting. Rocky Gilner seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart and Register of Deeds Jodi Helgeson were not able to attend today's meeting and submitted written reports. Barb Morgan made a motion to approve the Surveyor's, Register of Deed's and Land Information Reports as presented. Rocky Gilner seconded the motion. All in favor. Motion carried.

Brett Davies was present to present and explain The Ridgeland County Plat for property located in the SW ¼, NW ¼, & SE ¼, NW ¼, Section 8, Township 17 North, Range 5 East in the Town of Quincy, Adams County, Wisconsin. Discussion was held. Randy Theisen made a motion to approve the Preliminary and Final Ridgeland County Plat as presented. Mark Hamburg seconded the motion. All in favor. Motion carried.

As part of the process to update the County Farmland Preservation Plan, the County needs to create an Ad Hoc Committee. Mr. McLaughlin requested suggestions from the Committee as to who would make up that team. Ten members are needed from a diverse group of people, one of which would be the Extension Ag Agent. Approximately 4 meetings would need to be held beginning in late June at varied locations. Those meetings would last about an hour and a half each. A Public Hearing would then be scheduled at the Community Center when the Draft was complete.

Mr. McLaughlin informed the Committee that every ten years, the Comprehensive Plan needs to be updated for both the Towns and the County. Richard Matzke, Supervisor from the Town Preston stated that they have looked into the matter with NCWRPC at a cost of \$5,000. There was discussion about getting several Towns together for a reduced rate through NCWRPC.

Forestry District: Mr. McLaughlin stated that he will be making appointments with County Zoned Towns to explain the Forestry District. Discussion was held.

Planning & Zoning Updates: None.

The Financial Report for March and April were presented to the Committee for review and approval. Mark Hamburg made a motion to accept the Financial Report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Correspondence: None.

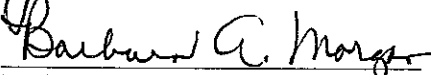
The next Committee meeting was scheduled for July 1, 2015 at 1:00 P.M.

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

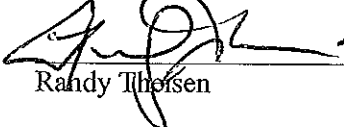
Adjourned: 4:00 P.M.



Joe Stuchlak, Chair



Barb Morgan, Vice-Chair



Randy Theisen

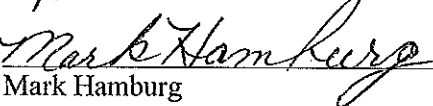
Florence Johnson



Rocky Gilner



Larry Babcock



Mark Hamburg



Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.