

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE
MEETING: January 7, 2009 at 9:00 A.M.
ROOM A260 – COURTHOUSE
FRIENDSHIP, WISCONSIN

At 9:00 A.M. Chairman Glenn Licitar called the Adams County Planning & Development Committee meeting to order with the following members present: Joanne Sumpter, Vice-Chair; Terry James, Secretary; Sylvia Breene; Richard Colby; Mike Keckeisen and Joe Stuchlak. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; Greg Rhinehart, County Surveyor. Was this meeting properly announced? Phil McLaughlin stated that it was.

Public Hearings: Curtis Vanderbilt – Rezoning request of a portion of a parcel from an A-1 Exclusive Agriculture District to an A-3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow eight (8) acres to be split off from the 43.45 acres on property located in the NW ¼, NE ¼, Section 2, Township, 14 North, Range 7 East, at 3621 2nd Court, Town of New Haven, Adams County, Wisconsin. Richard Colby made a motion to recommend enactment of the zoning change, on the above described property and forward that recommendation to the County Board for final action. Joanne Sumpter seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Richard & Mary Ann Feilbach – Conditional Use Permit request under Section 5-6.03(A) of the Adams County Comprehensive Zoning Ordinance to allow the replacement of a single wide manufactured home with a 1995 (16 x 80) manufactured home in an R1 Single Family Residential District on property located in Pt. of Gov't Lot 1, Section 34, Township, 15 North, Range 7 East, Lot 2 of CSM #463 at 377 Fur Drive, Town of Jackson, Adams County, Wisconsin. Joanne Sumpter made a motion to grant the Conditional Use Permit for the above described property. Joe Stuchlak seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Roger & Mary Beth Hilliard – Conditional Use Permit request under Section 5-3.03(A) (1) of the Adams County Comprehensive Zoning Ordinance to allow approximately six (6) public barn dances a year in an A-1 Exclusive Agricultural/A-3 Secondary Agricultural Districts at 3524 1st Drive in Section 36, Township 15 North, Range 7 East, Town of Jackson, Adams County, Wisconsin. Joanne Sumpter made a motion to grant the Conditional Use Permit for the above described property. Joe Stuchlak seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Thomas D. & R. Marie Siriann – Rezoning Request from an A-1 Exclusive Agriculture District to an A-3 Secondary Agriculture District (26 acres) and an R-3 Mobile Home Park Residential District (13.57 acres) of the Adams County Comprehensive Zoning Ordinance to allow residential and mobile home park use on property located in the SW ¼, SW ¼, Section 11, Township 14 North, Range 6 East, Lot 3 of CSM 2045 on 9th Avenue, Town of Dell Prairie, Adams County, Wisconsin. Mike Keckeisen made a motion to deny the request for the zoning change, on the above described property and forward that recommendation to the County Board for final action. Joe Stuchlak seconded the motion. Roll Call Vote: 7-Yes. Motion to deny carried. Shirley A. Wiese/Jeannette E. Kurth – Rezoning request of a portion of two (2) parcels from an A-1 and A-1 (15) Exclusive Agriculture Districts of the Adams County Comprehensive Zoning Ordinance to an R-2 Rural Residential District to create a nine (9) acre parcel on properties located in the NE ¼, SW ¼, & NW ¼, SE ¼, Section 31, Township, 16 North, Range 6 East at 1329 Evergreen Drive, Town of Easton, Adams County, Wisconsin. Joe Stuchlak made a motion to recommend enactment of the zoning change, on the above described property and forward that recommendation to the County Board for final action. Terry James seconded the motion. Roll Call Vote: 7-Yes. Motion carried.

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Chairman Licitar adjourned the Public Hearing portion of the meeting.

Joanne Sumpter made a motion to recess. Mike Keckeisen seconded the motion. All in favor. Motion carried.

RECESS: 10:40 A.M.
RECONVENE: 10:52 A.M.

Chairman Glenn Licitar asked if the business portion of the meeting had been properly noticed. Mr. McLaughlin stated that it was.

Terry James made a motion to approve the business agenda. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the minutes from the December 3, 2008 Planning & Development meeting to the Committee for review and approval. Richard Colby made a motion to approve the minutes as presented. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Greg Rhinehart, County Surveyor, presented the Surveyor's report for the month of December to the Committee for review and approval. Mike Keckeisen made a motion to approve the Surveyor's report as presented. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented a Resolution from the Town of New Chester with a request to change the name of High Street to 6th Drive. The Committee confirmed with Sue Theisen, Real Property Lister that the change would follow the grid. Ms. Theisen stated that the request was already approved by the Committee several months ago and that the Resolution was to make it legal. Richard Colby made a motion to approve the Resolution so that the Township could get it recorded with the Register of Deeds. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the Committee with a Resolution to discontinue the Farmland Preservation Program under Exclusive Agricultural Zoning. He went on to explain the requirements that DATCP places on the County for recertification of the Farmland Preservation and Exclusive Agriculture Zoning which allows farmers to receive tax credits under the program. Mr. McLaughlin also stated that there are only four participants under this program currently that would be affected by the decision, and that they would have the option of retaining tax credits through a Farmland Preservation Agreement through the Land & Water Conservation Department. Discussion was held. Mr. McLaughlin asked the Committee members to read the A1 Exclusive Agriculture section in the County Zoning Ordinance. Terry James made a motion to delay action on the decision to discontinue the Program until February, so that the Committee could familiarize themselves with it. Mike Keckeisen seconded the motion. All in favor. Motion carried.

Jim Abbs requested to be heard regarding possible action on the Adams County Shoreland Protection Ordinance, as he had to leave for an appointment. Chairman Licitar gave his approval. Mr. Abbs

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suggested that the County inform waterfront property owners, Lake Associations and realtors of the requirements of the Ordinance by providing several informational sessions. The Committee concurred.

Mike Keckeisen made a motion to take a short recess. Joanne Sumpter seconded the motion. All in favor. Motion carried.

RECESS: 11:55 A.M.
RECONVENE: 12:05 P.M.

Phil McLaughlin provided the Committee with a copy of the Adams County Shoreland Protection Ordinance which included their recommended amendments. Discussion was held. It was the consensus of the Committee that the current printout is acceptable. Joanne Sumpter made a motion to end the discussion. Mike Keckeisen seconded the motion. All in favor. Motion carried.

Joanne Sumpter made a motion to accept the Ordinance with corrections previously agreed upon, with grammatical corrections as suggested by Corporation Counsel and schedule for Public Hearing at the February 4, 2009 Planning & Development Committee Meeting. Terry James seconded the motion. All in favor. Motion carried.

The Committee agreed that a Permit Application of some sort will be required to be submitted to the Planning & Zoning Department, along with a plan approved by the Land & Water Conservation Department for buffer installation, restoration, manipulation, etc., but there will not be a permit fee.

Terry James made a motion to recess for lunch. Joanne Sumpter seconded the motion. All in favor. Motion carried.

RECESS: 12:55 P.M.
RECONVENE: 1:48

Discussion was held regarding items to be considered when making a decision to approve or deny a rezoning request under the Adams County Shoreline Protection Ordinance. The Committee directed Mr. McLaughlin to compile a list for them to refer to when needed. Joanne Sumpter made a motion to require a soil test be submitted to the Planning & Zoning Department prior to, or along with any application for a Conservancy or Shoreland/Wetland Rezoning. Terry James seconded the motion. All in favor. Motion carried. Mike Keckeisen stated that he would check with Corporation Counsel about getting Realtors licensed in Adams County and report back to the rest of the Committee at the February meeting.

Discussion was held regarding the Planning & Zoning Fee Schedule proposal. Terry James made a motion to table the subject until the February 4, 2009 meeting. Richard Colby seconded the motion. All in favor. Motion carried.

Richard Colby was excused at 2:50 P.M.

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Discussion was held as to setting time limits for citizen's comments at the Public Hearings. Joanne Sumpter made a motion to set the time at five (5) minutes. Terry James suggested that three (3) minutes should be sufficient, especially if there are a significant number of people present. Joanne Sumpter amended her motion to three (3) minutes. All in favor. (Colby absent). Motion carried.

New procedure for issuing Citations was rescheduled to the February meeting date.

Phil McLaughlin presented the Financial Report for the month of November and the Comp-Time Report for the month of December to the Committee for review. Mike Keckeisen made a motion to approve the Financial and Comp-Time Reports as presented. Terry James seconded the motion. All in favor. (Colby absent) Motion carried.

Correspondence: None.

Mike Keckeisen made a motion to adjourn until the next regularly scheduled meeting on February 4, 2009. Joe Stuchlak seconded the motion. All in favor. Motion carried.

ADJOURNED: 3:15 P.M.

Glenn Licitar, Chair

Joanne Sumpter, Vice-Chair

Terry James, Secretary

Joe Stuchlak

Sylvia Breene

Mike Keckeisen

Richard Colby

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.