

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE  
MEETING: April 9, 2008 at 9:00 A.M.  
ROOM A231 – COURTHOUSE  
FRIENDSHIP, WISCONSIN

At 9:00 A.M. Al Sebastiani, Chairman, called the Adams County Planning and Development Committee meeting to order with the following members present: Robert Dixon, Vice-Chairman; Mike Keckeisen, Glenn Licitar, Sylvia Breene; Fran Dehmlow and Richard Colby. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; and Greg Rhinehart, County Surveyor; Chris Murphy and Reesa Evans, Land & Water Conservation Dept.

Public Hearings were held for the following: Scott Kotlowski – Rezoning Request of a 40 acre parcel from an A-1 Exclusive Agriculture District to an A-3 Secondary Agricultural District of the Adams County Zoning Ordinance to split the parcel on property located in the NE ¼, NW ¼, Section 25, Township 17 North, Range 5 East, at 1459 County Road F, Town of Adams, Adams County, Wisconsin. Mike Keckeisen made a motion to approve the request and recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Glenn Licitar seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Antonio Tijerina – Rezoning of a portion of a parcel (1 acre) from a B-1 Rural Business District to an R-1 Single Family Residential District of the Adams County Zoning Ordinance to allow the one acre to be split off for residential use on property located in the NE ¼, NE ¼, Section 12, Township 17 North, Range 5 East, Lot 4 of CSM #725, Town of Adams, Adams County, Wisconsin. Bob Dixon made a motion to approve the request and recommend enactment of the zoning change, on the above-described property, to the County Board for final action. Richard Colby seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Central WI Community Action Council, Inc. – Rezoning Request of a portion of a parcel (1.5 acres) with a Conditional Use Permit under Section 5-6.03(E) of the Adams County Zoning Ordinance to allow a six unit affordable housing facility with garages on property located in the NE ¼, SW ¼, Section 32, Township 18 North, Range 6 East, Lot 1 of CSM #4118 on Czech Lane, Town of Preston, Adams County, Wisconsin. Mike Keckeisen made a motion to approve the request and recommend enactment of the zoning change, on the above-described property, to the County Board for final action with the Conditional Use Permit contingent upon a complete Brownfield water test of samples taken from the site where the water supply will be located and must come back healthy, and if it does not come back healthy, CWCAC needs to provide an alternative healthy water supply source. Fran Dehmlow seconded the motion. Roll Call Vote: 7-Yes. Motion carried. Roger L. Hansen – Conditional Use Permit Request under Section 3-5.03 of the Adams County Zoning Ordinance to allow a Cellular radio telephone base station with a 320' antenna tower and prefab radio shelter in an A-1 Exclusive Agriculture District located in the NE ¼, SE ¼, Section 9, Township 16 North, Range 7 East, Town of New Chester, Adams County, Wisconsin. Mike Keckeisen made a motion to approve the request. Glenn Licitar seconded the motion. Roll Call Vote: 7-Yes. Motion carried.

Chairman Sebastiani notified the rest of the Committee that he had to leave at noon, as he had an appointment. Mike Keckeisen made a motion to take recess. Glenn Licitar seconded the motion.

RECESS: 12:10 P.M.

RECONVENE: 12:37 P.M.

Vice Chair Bob Dixon called the meeting to order and asked for a motion to approve the agenda. Sylvia Breene made the motion to approve the agenda. Glenn Licitar seconded the motion. All in favor. Motion carried.

Mike Keckeisen made a motion to approve the proposed revisions to the Adams County Shoreland Protection Ordinance as it stands with the removal of man made pond regulations. Sylvia Breene seconded the motion. All in favor.

Vice-Chair Dixon opened the floor to discussion.

Discussion was held regarding existing non conforming lots. Mike Keckeisen made a motion to amend this section to address lots of record prior to this Ordinance amendment be grandfathered as far as the lot width & sq. footage requirements as long as setback requirements can be met. Fran Dehmlow seconded the motion. All in Favor. Motion carried.

Discussion on Section 16-1.15 Navigable Waters. Richard Colby made a motion to leave the phrase “within Wisconsin and all” in the Navigable Water definition and to remove (A), (B) and (C). Bob Dixon seconded the motion. All in favor. Motion carried.

Mr. McLaughlin stated that in Section 2-1.01 & 2-1.02 of the Ordinance, reference was made to a Wisconsin Department of Natural Resources publication that is no longer available. It was agreed that it be removed and the sentence should end “as defined in this Ordinance.”

Discussion was held regarding lot/area requirements.

Discussion to keep item (B) in Section 8-3.02 and strike item (B) in Section 8-3.03.

Mike Keckeisen made a motion to approve the revisions to the Adams County Shoreland Protection Ordinance as amended/alterd. Glenn Licitar seconded the motion. Roll Call Vote: 6-Yes. 1-Absent (Sebastiani). Motion carried.

Phil McLaughlin presented the minutes from the March 2008 Adams County Planning & Development Committee for review. Mike Keckeisen made a motion to accept the minutes as presented. Richard Colby seconded the motion. All in favor. Motion carried.

Greg Rhinehart, County Surveyor, presented the Surveyor’s report for the month of March to the Committee for review and approval. Mike Keckeisen made a motion to approve the surveyor’s report as presented. Sylvia Breene seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the Financial Report and Comp Time Report for the month of March 2008 to the Committee for review. Mike Keckeisen made a motion to accept the Financial Report and Comp Time Report as presented. Fran Dehmlow seconded the motion. All in favor. Motion carried.

Correspondence: None.

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Mike Keckeisen made a motion to adjourn until May 7, 2008 at 9:00 A.M. Sylvia Breene seconded the motion. All in favor. Motion carried.

ADJOURNED: 2:04 P.M.

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Alfred Sebastiani, Chairman

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Robert Dixon, Vice-Chairman

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Mike Keckeisen, Secretary

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Glenn Licitar

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Sylvia Breene

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Fran Dehmlow

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Richard Colby

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Cathy Allen, Recording Secretary

**THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.**

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE  
MEETING: APRIL 9, 2008 at 8:00 A.M.  
SITE VISIT  
18<sup>TH</sup> AVENUE, TOWN OF QUINCY, ADAMS COUNTY WISCONSIN

At 8:00 A.M. Al Sebastiani, Chairman, called the site visit to order at the intersection of 18<sup>th</sup> Avenue and Dover Drive in the Town of Quincy with the following members present: Robert Dixon, Vice-Chair; Mike Keckeisen, Secretary; Fran Dehmlow, Sylvia Breene and Richard Colby. Glenn Licitar was absent. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary.

Chris Murphy, Land & Water Conservation Dept. joined the meeting at 8:10 a.m. Fran Dehmlow presented copies of a preliminary site map drawn up for owner Scott Kotlowski , by Greg Rhinehart, Surveyor for MSA Professional Services Inc. Discussion was held on 18<sup>th</sup> Avenue and again on Dixie Avenue regarding the amount of standing water in the area and runoff from impervious surfaces in such an area, but the Committee viewed most of the properties from their vehicles.

Richard Colby made a motion to recess and convene at the Courthouse in Friendship, Wisconsin. Fran Dehmlow seconded the motion. All in favor. Motion carried.

RECESSED: 8:30 A.M.

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Alfred Sebastiani, Chairman

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Robert Dixon, Vice-Chairman

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Mike Keckeisen, Secretary

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Glenn Licitar

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Sylvia Breene

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Fran Dehmlow

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Richard Colby

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Cathy Allen, Recording Secretary