

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: APRIL 2, 2014

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

Public Hearings: Phil McLaughlin stated that the items noted by Attorney Pollex at the February County Board meeting as to notice procedure have been addressed. Adams County Comprehensive Zoning Ordinance – Fish defined as livestock and assignment of animal unit value. ***Bold, Italic and Underlined*** is proposed to be added: 2-2.04 ANIMAL UNIT. One animal unit is equivalent to one (1) cow, steer, horse, swine, llama, alpaca, deer, elk, buffalo and other animals similar by size and weight or two (2) sheep or goats or five (5) dogs, cats or other similar animals or twenty (20) mink, rabbit, chicken, or similar animals ***and five-thousand (5,000) pounds of fish***. For young stock, divide the type of animals by two (2) to determine animal unit equivalents (for example: 2 calves divided by 2 = 1 cow (1 cow = 1 animal unit). 2-2.41 LIVESTOCK. Any horse, bovine, sheep, llama or other ruminants, goat, pig or domestic fowl, ***fish*** or other animal whether or not raised for harvest of any sort, including fur bearing animals and game fowl raised in captivity. Mr. Atkinson questioned how the weight of fish per animal unit was determined. Discussion was held. Wally Sedlar of Adams County Land & Water Department explained that he and Mr. McLaughlin did a lot of research on the subject and are quite confident with the 5,000 lbs. Al Sebastiani made a motion to approve the Ordinance revision and forward that recommendation to County Board for final approval. Barb Morgan seconded the motion. Roll Call. 7 – Yes. Motion carried. Randall F. Atkinson – Conditional Use Permit request under Section 5-6B.03 (H) of the Adams County Comprehensive Zoning Ordinance to allow aquaculture (fish farming) to include the hatching and rearing of fish and utilizing any waste in growing of plants and the sale of both on property located in the NE1/4, NE ¼, Section 27, Township 14 North, Range 7 East, Lot 6, Assessor's Plat #1 at 4002 3rd Avenue, Town of New Haven, Adams County, Wisconsin. Letters were read for and against the request. Testimony was taken from those present. Discussion was held regarding the size of the property, water consumption and discharge. Other options such as a Variance to the lot size requirements was also discussed. Heidi Roekle made a motion to grant the request provided the Ordinance revisions are adopted at the April 15, 2014 County Board meeting and provided Mr. Atkinson purchases additional adjacent property to increase his 1.8 acres to a minimum of 2 acres and meets the following conditions: Monitor discharge for Nitrates, Phosphorus, Total Suspended Solids, Oxygen, Temperature and Flow volumes metered weekly, and reported on a monthly basis to LWCD; Raise only cold water species of fish as defined by the Department of Agriculture; No Hi-cap well(s); One yearly random discharge test sample shall be taken by the Adams County Land & Water Conservation Department with test fees to be paid by Randall Atkinson. Al Sebastiani seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

AL Sebastiani made a motion to recess. Barb Morgan seconded the motion. All in favor. Motion carried.

RECESS: 2:50 P.M.

RECONVENE: 2:59 P.M.

T. P. Pines – Rezoning request to allow the division of two parcels; 40 acres in the SE ¼, NW ¼, Section 13, Township 15 North, Range 7 East from an A1 Exclusive Agriculture District to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance and that portion zoned Recreational/Residential to a General Purpose District under the Adams County Shoreland Wetland and Habitat Protection Ordinance and 39.63 acres in the NW ¼, SW ¼, Section 13, Township 15 North, Range 7 East from an A1 Exclusive Agricultural District to A1-15 Exclusive Agricultural District of the Adams County Comprehensive Zoning Ordinance in the Town of Jackson, Adams County, Wisconsin. Greg Rhinehart was present to represent and explain the request. Discussion followed. Heidi Roekle made a motion to recommend enactment of the zoning change, on the above-described property on both the Adams County Comprehensive Zoning Ordinance and the Adams County Shoreland Protection Wetland and Habitat Protection Ordinance, to the County Board for final action. Barb Morgan seconded the motion. Roll Call Vote: 7 -Yes. Motion carried.

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

Al Sebastiani made a motion to approve the minutes from the March 5, 2014 meeting as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the surveyor's report for the month of March to the Committee for review, but had to leave for a prior appointment. Barb Morgan made a motion to approve the Surveyor's report. Heidi Roekle seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson informed the Committee that she is planning to update the Register of Deeds Document Indexing System and will present that plan to the County Board. Land Information is status quo. Heidi Roekle made a motion to approve the Register of Deeds and Land Information reports as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

WIPFLI Study-Grade Classifications. Discussion was held regarding the Joint Committee meeting when Department Heads were allowed to present upgrade requests and how disappointing the whole process was. Chairman Stuchlak requested Mr. McLaughlin to put something together to present to the Joint Committee for the Planning & Zoning Inspector's wage increases for each Certification obtained.

Planning & Zoning Updates: None.

Financial Report for January 2014 was presented to the Committee for review. Al Sebastiani made a motion to approve the Financial Report as submitted. 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 May 7, 2014 at 1:00 P.M.

Al Sebastiani made a motion to adjourn. Heidi Roekle seconded the motion. All in favor. Motion carried.

Adjourned: 3:37 P.M.

Joe Stuchlak, Chair

Glenn Licitar

Terry James, Vice-Chair/Rocky Gilner

Barb Morgan

Randy Theisen

Heidi Roekle

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.