

ADAMS COUNTY
PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES: September 1, 2010
Room A260

Chairman Joe Stuchlak reconvened the Adams County Planning & Development Committee meeting at 9:10 A.M. in Room A260 at the Adams County Courthouse with the following members present; Terry James, Secretary; Barb Morgan, Diane England, Karl Klingforth and Randy Theisen. Glenn Licitar was excused.. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Jack Albert, Corporation Counsel. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call.

Public Hearings: Donald & Anita A. Genrich – Rezoning request of that portion of a 36 acre parcel that is currently zoned as R3 Mobile Home Park Residential District to an A1-15 Exclusive Agricultural District of the Adams County Comprehensive Zoning Ordinance to allow agricultural use on property located in the SW ¼, SW ¼, Section 21, Township 16 North, Range 6 East, on Ember Ave., Town of Easton, Adams County, Wisconsin.. Terry James made a motion to recommend enactment of the zoning change, on the above named property and forward that recommendation to the County Board for final action. Karl Klingforth seconded the motion. Roll call vote: 6 – Yes. Motion carried.

Terry James made a motion to deviate from the agenda and hear requests “c and d”, then return to “b”. Diane England seconded the motion. All in favor. Motion carried.

Clarke J. & Bonita Petersen – Rezoning request of a 34.58 Acre parcel from an A1-15 Exclusive Agriculture District to an A3 Secondary Agriculture District (32.55 acres) and an R1-LL Single Family Residential District (2 acres) of the Adams County Comprehensive Zoning Ordinance to allow the property to be split located in the NE ¼, SE ¼, Section 13, Township 14 North, Range 7 East, on 1st Lane, Town of New Haven, Adams County, Wisconsin. Terry James made a motion to recommend enactment of the zoning change, on the above named property and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll call vote: 6 – Yes. Motion carried. Joanna & Bronislaw M. Lukasik – Conditional Use Permit request under Section 5-6.03(A) of the Adams County Comprehensive Zoning Ordinance to allow a 2009 16’ x 76’ Manufactured Home in an R2 Rural Residential District on property located in the SW ¼, SW ¼, Section 4, Township 15 North, Range 7 East, Lot 10 of Lee Development #4 at 476 Fern Avenue, Town of Jackson, Adams County, Wisconsin. Karl Klingforth made a motion to grant the Conditional Use Permit for the above named property. Diane England seconded the motion. Roll Call Voted: 6 – Yes. Motion carried. Samuel C. Mason & Janine M. Mason – Tabled Rezoning request of a 9.81 acre parcel and a 19.61 acre parcel currently zoned R1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance and Shoreland Wetland District and Conservancy District of the Adams County Shoreland Protection Ordinance to Recreational Residential of the Adams County Shoreland Protection Ordinance to allow for residential use on property located in the NE ¼, SE ¼, and SE ¼, SE ¼, Section 17, Township 18 North, Range 6 East, Lot 1 of CSM 4097 on 11th Ave., Town of Preston, Adams County Wisconsin. Upon completion and review of the Committee Findings Checklist, the average score was 46.66. Mr. McLaughlin made an observation regarding item A, (only minimum area of the lot required for the proposed use is requested for the rezoning.) that possibly the Committee members were not clear on what acreage to be rezoned they were basing their score for item A. The answer varied. Discussion followed in which Corporation Counsel asked the petitioner if they wanted to continue with their request of 2.65 acres. After conferring with the Mason’s, Attorney Johnson stated that they would request the Committee to review the request as 1.65 acres. The Committee completed a new Checklist using 1.65 acres. The average score was 52. (A score of 48 or higher is required for a recommendation of approval.) Based on the reduced request of 1.65 acres and a total score of 312, or an average score of 52, Terry James made a motion to approve the rezoning and forward that recommendation for the above-described

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property, to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 -Yes. Motion carried.

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

Phil McLaughlin presented the minutes from the August 4, 2010 Planning & Development meeting to the Committee for review. Barb Morgan made a motion to approve the minutes as presented. Karl Klingforth seconded the motion. All in favor. Motion carried

Karl Klingforth asked Chairman Stuchlak to be excused for a short time.

Greg Rhinehart presented the Surveyor's report for the month of August and the Surveyor's proposed 2011 Budget to the Committee for review. Terry James made a motion to approve the Surveyor's report and proposed 2011 Budget as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Corp Counsel left the meeting at 10:45 A.M.

Greg Rhinehart presented the Committee with a resolution to reappoint him as County Surveyor for 2011-2012 Term. Discussion was held. Barb Morgan made a motion approve the reappointment, sign the Resolution and forward to the County Board for final approval. Diane England seconded the motion. All in favor. Motion carried.

Karl Klingforth returned at 11:00 A.M.

Register of Deeds: Jodi Helgeson informed the Committee that she is not finished with the end of year budget yet, but has time to get it in and that her office has been busier in August, which is a good sign. Discussion was held. Terry James made a motion to approve the office activities report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Land Information: Jodi Helgeson presented a Resolution establishing Land Information Council/Review pursuant to 2009 Wisconsin Act 314 for the Committee's signatures. This was approved at last month's meeting. Ms. Helgeson informed the Committee that the large copier in their office needs service that is quite expensive. She is checking prices on a large format scanner and also a new laptop for the GIS Tech. Terry James made a motion to approve the Land Information report. Karl Klingforth seconded the motion. All in favor. Motion carried.

Department Updates: Phil McLaughlin explained to the Committee that the copier account is already \$150 over budget for the year. While Planning & Zoning does bill other departments for copies, it is considered revenue and does not reimburse the copier account. There is no news to report on the part time position that was advertised. Mr. McLaughlin stated that he has been working on the Comprehensive Zoning Ordinance revisions, which he plans to bring before the Committee soon. Once that is complete then he can deal with the Shoreland Protection, Building Construction and Land Division Ordinances. Terry James asked about Phil, Chris and Corporation Counsel getting together to discuss the Shoreland Protection Ordinance revisions.

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Mr. McLaughlin stated that he wanted to wait until later in September so they can use the time for grant match claims.

Phil McLaughlin presented the Financial Report for the month of July and the Comp Time Report to the Committee for review. Terry James made a motion to approve the Financial and Comp Time Reports as presented. Diane England seconded the motion. All in favor. Motion carried.

Correspondence: Phil McLaughlin read a letter from Fred Nickel of the Adams County Parks Department with appreciation to Planning & Zoning for interdepartmental cooperation in allowing the use of a vehicle for the swim program.

The next Planning & Zoning Committee meeting will be scheduled for October 5, 2010.

Terry James made a motion to adjourn. Randy Theisen seconded the motion. All in favor. Motion carried.

Adjourned: 11:26 A.M.

Joe Stuchlak, Chair

Randy Theisen

Glenn Licitar, Vice-Chair

Barb Morgan

Terry James, Secretary

Karl Klingforth

Diane England

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.