

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE
MEETING: May 6, 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 and Joe Stuchlak. Mike Keckeisen was excused. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Greg Rhinehart, County Surveyor. Was this meeting properly announced? Phil McLaughlin stated that it was.

Public Hearings: Christina J. Rice – Rezoning request of a 17.12 acre and a 16.39 acre parcel from an A1-15 Exclusive Agriculture District to an A-3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to split the parcels on property located in the NW ¼, NW ¼, & the SW ¼, NW ¼, of Section 16, Township 14 North, Range 6 East, at 3823 County Road Q, Town of Dell Prairie, 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. Joe Stuchlak seconded the motion. Roll Call Vote: 6-Yes. 1-Excused. (Keckeisen) Motion carried. Florence Jensen (LE) – Rezoning request of a 37.64 acre parcel from an A-1 District to an A-3 District of the Adams County Comprehensive Zoning Ordinance to sell a portion of the property located in the NW ¼, NW ¼, Section 19, Township 18 North, Range 6 East at 1616 14th Avenue, Town of Preston, Adams County, Wisconsin. After some discussion and petitioners agreement, Joanne Sumpter made a motion to table the request until June and re-notice the hearing (at no cost to the petitioner) with a request for a rezoning of 2.64 acres to R1 Large Lot with the remainder of at least 35 acres to stay A1. Terry James seconded the motion. All in favor. Motion carried. Paul E. Prill – Conditional Use Permit request under Section 5-6.03 of the Adams County Comprehensive Zoning Ordinance to replace a single wide manufactured home with a 1998 14' x 70' manufactured home on property located in the NE ¼, NW ¼, Section 13, Township 15 North, Range 6 East, Lot HH of CSM 443 at 759 Fish Court, Town of Springville, Adams County, Wisconsin. Joe Stuchlak made a motion to grant the Conditional Use Permit for the described property. Terry James seconded the motion. Roll Call Vote: 6-yes. 1- Excused. Motion carried. Robert G. Romell – Rezoning request of a portion of a parcel (approx ½ acre) from an A1 Exclusive Agriculture District to an R-1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance on property located in the SE ¼, SE ¼, Section 18, Township 16 North, Range 6 East, Town of Easton, Adams County, Wisconsin.(Note: This ½ acre will be surveyed into the adjoining property to allow a sanitary system for the existing dwelling) 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 approval. Sylvia Breene seconded the motion. Roll call vote: 6-Yes. 1-Excused. (Keckeisen) Motion carried. James A. Foth – Rezoning request of a 17 acre parcel from an A1-15 Exclusive Agriculture District to an A-3 Secondary Agriculture District (5 acres) and an R-3 Mobile Home Residential District (12 acres) with a residential driveway through a Conservancy area to allow the property to be split and build a new home and garage on property located in the NW ¼, NW ¼, Section 21, Township 18 North, Range 6 East, Lot 1 of CSM 4419 at 1622 11th Avenue, Town of Preston, Adams County, Wisconsin. In keeping with the Town of Preston Board and Planning Committee, Joe Stuchlak made a motion to amend the request and rezone all 17 acres to an A3 Secondary Agricultural

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District, and recommend enactment of the amended zoning change on the above described property, and forward that recommendation to the County Board for final approval. Joanne Sumpter seconded the motion. Roll call vote: 6-Yes. 1-Excused. (Keckeisen) Motion carried. Bruce D. & Jody L. Duellman – Rezoning request of a portion of a parcel (1 acre) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Protection Ordinance to allow for a building site on property located in the SE ¼, NE ¼, & the NE ¼, NE ¼, Section 35, Township 20 North, Range 7 East, Lot 1 of CSM 5126, Town of Leola, Adams County, Wisconsin. Terry James made a motion to table the request until June for submittal of the required Inventory Checklist. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Chairman Licitar closed the Public Hearing portion of the meeting.

Business Portion:

Chairman Licitar asked if this meeting had been properly announced. Phil McLaughlin stated that it was.

Joanne Sumpter made a motion to approve the agenda. Sylvia seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the minutes from the April 1, 2009 Planning & Development meeting to the Committee for review and approval. Terry James made a motion to approve the minutes as presented. Joe Stuchlak seconded the motion. All in favor. Motion carried

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

Discussion of Spring Branch Cemetery Addition Plat. Richard Colby made a motion to recommend approve the Plat and forward that recommendation to the County Board for final approval. All in favor. Motion carried.

Joanne Sumpter made a motion for the Committee to do a site visit for the Conservancy rezoning request from Bruce and Jody Duellman in the Town of Leola. Discussion was held. When there was no second, Joanne Sumpter withdrew her motion.

Chris Murphy joined the meeting.

Discussion was held regarding Dave Foss's Easton Lake property proposal. The Committee directed Chris Murphy to draft a letter to Mr. Foss indicating that it is the consensus of the Committee to do nothing at this time.

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Phil McLaughlin informed the Committee that between Corporation Counsel Jack Albert and himself, they had agreed that with the zoning map discrepancy regarding the Ronald Kowalewsky and Larry Myers properties, in particular Lots 1 & 2 of CSM 2022 located in the NE ¼, NW ¼, Section 1, Township 15 North, Range 6 East, Town of Springville, with Committee approval, Mr. McLaughlin could correct the error and change the zoning back from R2 to A3 without the Public Hearing process. Joe Stuchlak made a motion for Phil McLaughlin to correct the zoning map error from R2 to A3 for these two lots as indicated prior to the 2006 map amendment. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Department updates: Mr. McLaughlin indicated that the office copy machine seems to be needing repair more often.

Phil McLaughlin presented the Financial Report for March and the Comp Time Report to the Committee for review. Terry James made a motion to approve the Financial Report and Comp Time Report as presented. Richard Colby seconded the motion. All in favor. Motion carried.

Correspondence: None.

Public Participation: None.

Terry James made a motion to adjourn until the next regularly scheduled meeting on June 3, 2009. Joanne Sumpter seconded the motion. All in favor. Motion carried.

ADJOURNED: 12:25 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.