

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE  
MEETING: April 1, 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; Mike Keckeisen and Joe Stuchlak. Richard Colby 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: Ronald L. & Debra M. Kowalewsky – Rezoning request of a five (5) acre parcel from an R-2 Rural Residential District to an R-1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to build a home on property located in the NE ¼, NW ¼, Section 1, Township 15 North, Range 6 East, Lot 1 of CSM 2022 on Fawn Avenue, Town of Springville, Adams County, Wisconsin. Mike Keckeisen made a motion to recommend denial of the zoning change, on the above described property and forward that recommendation to the County Board for final action, stating there is room to place the residence on the property without reducing the setback to the side lot lines by rezoning. Joe Stuchlak seconded the motion. Roll Call Vote: 4-Yes. 2-No. 1-Absent. (Colby) Motion to deny carried. William R. Hill – Rezoning request of a forty (40) acre parcel from an A-1 Exclusive Agriculture District to an A-3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance to split the parcel on property located in the NW ¼, SW ¼, Section 34, Township 17 North, Range 6 East, Town of Adams, Adams County, Wisconsin. Terry James 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: 6-Yes. 1-Absent. (Colby) Motion carried. Dale L. & Sheila L. Toltzmann – Rezoning request of a portion of a parcel (5 acres) from an A1-15 Exclusive Agriculture District to an R-3 Mobile Home Residential District of the Adams County Comprehensive Zoning Ordinance to allow a single wide manufactured home on property located in the E ½, SE ¼, SE ¼, Section 22, Township 17 North, Range 5 East, on County Road F, Town of Adams, 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 approval. Sylvia Breene seconded the motion. Roll call vote: 6-Yes. 1-Absent. (Colby) Motion carried.

Proposed Revisions to the Adams County Private Onsite Wastewater Treatment Systems Ordinance. Phil McLaughlin informed the Committee that the revisions to the Ordinance are long overdue. The Department of Commerce made revisions to the plumbing codes a couple years ago and the County revisions are to incorporate those code changes in our Ordinance for enforcement purposes. Joanne Sumpter made note that a correction should be made in the definition section under Section 2-2.23.

Jeff Krueger, County Sanitary Inspector joined the meeting at 10:05 A.M. Phil McLaughlin stated that the Ordinance has been reviewed by Roman Kaminski, Program Manager with the Department of Commerce and Jack Albert, County Corporation Counsel. He then directed questions pertaining to the Ordinance revisions to Mr. Krueger for clarification. Discussion was held.

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In regards to the mandatory management and maintenance program, Mr. McLaughlin informed the Committee that he may be able to enlist the help of eligible youth whose wages are paid by the Workforce Investment Act Fund to help defray the cost of a State mandated waste treatment system inventory for the entire County. Discussion followed.

Joanne Sumpter made a motion to recommend enactment of the Adams County Private Onsite Wastewater Treatment Systems Ordinance and forward that recommendation to the County Board for final action. All in favor. Motion carried.

Business Portion:

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

Phil McLaughlin presented the minutes from the March 4, 2009 Planning & Development meeting to the Committee for review and approval. Joe Stuchlak made a motion to approve the minutes as presented. Mike Keckeisen 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. Terry James seconded the motion. All in favor. Motion carried.

Department updates: Mr. McLaughlin informed the Committee that Inspector Mike Edwards gave notice that he will be retiring in June of 2009. Discussion followed as to the options open to the department. Under the direction of the Committee, Mr. McLaughlin was instructed to immediately start the hiring process to replace Mr. Edwards.

Phil McLaughlin presented the Financial Report for February 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. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Correspondence: Mr. McLaughlin informed the Committee that he has received correspondence that a Plat for the Town of Rome Spring Branch Cemetery Addition will be presented at the May 2009 Planning & Development Committee meeting.

Public Participation: Chris Murphy, Land & Water Conservation Department requested that the Committee adopt a policy addressing beaches under the Shoreland Protection Ordinance. The Committee's consensus was that as a general rule, beaches would need to be in the view corridor. The Committee instructed Mr. Murphy to include discussion and possible action on a Policy Statement for beaches to the agenda for the April 13, 2009 Planning & Development Committee meeting.

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Terry James made a motion to adjourn until the next regularly scheduled meeting on May 6, 2009.  
Mike Keckeisen seconded the motion. All in favor. Motion carried.

ADJOURNED: 11:19 A.M.

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Glenn Licitar, Chair

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Joanne Sumpter, Vice-Chair

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Terry James, Secretary

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Joe Stuchlak

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Sylvia Breene

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Mike Keckeisen

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Richard Colby

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Cathy Allen, Recording Secretary

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