

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: April 6, 2016

The Adams County Planning & Zoning Meeting was called to order by Chairman Joe Stuchlak at 12:00 P.M. on Wednesday April 6, 2016 at the property owned by Bruce Livingston at N2507 State Highway 13 in the Town of Easton with the full Committee present. After viewing the property, Mark Hamburg made a motion to recess and reconvene the County Board Room at the Courthouse in Friendship, Wisconsin. Jack Allen seconded the motion. All in favor. Motion carried. Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee Meeting to order at 1:00 P.M. with the following members present: Mark Hamburg, Barb Morgan, Rocky Gilner, Randy Theisen and Larry Babcock. Jack Allen was sitting in for Al Sebastiani who was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. 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 with an amendment to move item #13 (Discussion and possible action on Forestry District updates.) to #7. Mark Hamburg seconded the motion. All in favor. Motion carried.

Public Hearings: Delores Rockwell Benish – Rezoning request from an R3 Residential District to a B1 Rural Business District with a Conditional Use Permit under Section 5-12.03(E) of the Adams County Comprehensive Zoning Ordinance and from a Recreational/Residential District to a General Purpose District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to make the existing campground a conforming use and located in the NW ¼, SE ¼ & SW ¼, SE ¼, Section 15, Township 15 North, Range 7 East to include Lots 4 & 5 of CSM 4560, Lot 1 of CSM 4561 and Lot 1 of Deep Lake Assessor’s Plat #1, (approx. 13.1 acres), Town of Jackson, Adams County, Wisconsin. It was noted that the Town of Jackson did not have any objections. Delores Benish was present to explain that she has owned and operated the campground since 1974. Nothing is currently being changed, they just want to make the use conforming. Barb Morgan made a motion to grant the rezoning request and Conditional Use, and forward that recommendation to the County Board for final action. Jack Allen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Bruce M. & Luann M. Livingston – Rezoning request of a parcel (ten acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow the construction of a garage and future improvements to property located in the E ½, E ½, Section 6, Township 16 North, Range 6 East, Lot 1 of CSM 4019 at N2507 State Road 13, Town of Easton, Adams County, Wisconsin. (Note: The property is zoned R2 Rural Residential under the Adams County Comprehensive Zoning Ordinance.). Bruce Livingston was present to explain that he wants to remove the Conservancy District from his property so that he can make improvements to his property. The request was for the full ten acre parcel, which only about three quarters of that was zoned Conservancy. The completed Committee Findings checklist showed a total score of 379, with an average score of 54.14. (A score of 48 (80%) or higher is required for a recommendation of approval) Mark Hamburg made a motion to grant the rezoning in part. After some discussion it was the Committee’s consensus to run a straight line from north to south twenty yards west of the retention pond and rezone that portion east of that line that is in Conservancy to Recreational/Residential and forward that recommendation for that portion of the above-described property, to the County Board for final action. Rocky Gilner seconded the motion. Roll Call Vote: 7 -Yes. Motion carried. Chris Rhinehart – Conditional Use Permit request under Section 5-3.03(A) (19) of the Adams County Comprehensive Zoning Ordinance to allow removal of more than 2500 sq. ft. but less than one acre of sand from property in an A1 Exclusive Agriculture District and located in the SW ¼, SE ¼, Section 25, Township 16 North, Range 5 East on the corner of 14<sup>th</sup> Drive and Evergreen Avenue in the Town of Easton, Adams County, Wisconsin. (Note: The purpose of this request is to level an agricultural field by removing a ridge.) Dave Dehmlow was present to represent Mr. Rhinehart. Mr. Dehmlow explained that there is a small ridge approximately 100’ x 400’ dividing the property. Mr. Rhinehart would like Mr. Dehmlow to scrape off the vegetation, take out the top soil, remove the sand ridge then replace the top soil and replace the vegetation in that area. Mark Beda, adjacent land owner stated that he didn’t have any objection to the request but asked if there was plans for irrigation on the parcel.

Mr. Dehmlow stated that he didn't believe so, but he didn't know for sure. Discussion was held. Rocky Gilner made a motion to grant the Conditional Use Permit. Larry Babcock seconded the motion. Roll Call Vote: 7 Yes. Motion carried. D. Edward, LLC – Rezoning request of 37.18 acres from an A1 Exclusive Agriculture District to an R1-Large Lot Residential District (11.13 acres) and to an A3 Secondary Agriculture District (26.05 acres) to allow the property to be split for future building lots and located in the NE ¼, SW ¼, Section 15, Township 15 North, Range 7 East, Fish Lane, Town of Jackson, Adams County, Wisconsin. Owner Dale Daggett was present to explain that he has owned the property for years and has a plan to develop the parcel into seven lots. Jack Allen made a motion to grant the request as submitted and forward that recommendation to County Board for final action. Mark Hamburg seconded the motion. Discussion was held. Roll Call Vote: 6 – Yes. 1 – Recused. (Theisen) Motion carried.

Chairman Stuchlak closed the public hearing portion of the meeting and stated that public participation will be taken as needed.

Chairman Stuchlak stated that the only thing to do now is set a new date for a Public Hearing for the Forestry District. Two dates in May were suggested. Phil McLaughlin suggested that maybe the new committee members would set that date. Discussion was held as to how the Public Hearing is advertised. Mr. McLaughlin indicated that the Public Hearing is noticed for two weeks in the local paper as well as numerous sites throughout the County.

It is also posted in many public buildings, notices are mailed to County Clerks to post in the Towns, it's on the County Web site, etc. Jack Allen made a motion to set the date for May 11 with an alternate date of May 18. Discussion was held. March Hamburg seconded the motion but to amend the date to May 18, 2016 at 6:00 P.M. at the Community Center. All in favor.

Motion carried. Discussion was held regarding how land owners that are affected by the proposed Forestry District would be made aware of this proposal. It was noted that they are not noticed individually, but that a Public Notice is posted in the local paper for two weeks prior to the hearing. There were also articles in the Times/Reporter, Daily Tribune and the Dells Events Newspapers.

Randy Theisen made a motion to accept the minutes from the March 2, 2016 meeting as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Mark Hamburg made a motion to take a short recess. Jack Allen seconded the motion. All in favor. Motion carried.

RECESS: 1:55 P.M.  
RECONVENE: 2:00 P.M.

County Surveyor Greg Rhinehart presented his report for the month of March. Mark Hamburg made a motion to accept the surveyor's report as presented. Barb Morgan seconded the motion. All in favor. Motion carried. Discussion was held on a preliminary job description for future County Surveyor. Mark Hamburg asked whether the job description was consistent with other County's. Full time, part time, or part time contracted were discussed. No action was taken. Chairman Stuchlak asked that this be placed on the May Agenda.

Register of Deeds: Jodi Helgeson informed the Committee that from March 2015 to present, 34,000 records have been enhanced. Discussion was held. Mark Hamburg made a motion to approve the Register of Deed's report as submitted. Barb Morgan seconded the motion. All in favor. Motion carried.

Land Information: Jodi Helgeson stated that they have received funds for the Base Budget Project. Discussion followed. Barb Morgan made a motion to accept the Land Information report. Randy Theisen seconded the motion. All in favor. Motion carried.

Phil McLaughlin stated that the Farmland Preservation advisory committee cannot really proceed until after the Public Hearing for the proposed Forestry District since the plan maps, preservation maps and forestry maps all tie together. Chairman Stuchlak requested that this remain a running agenda item.

Jack Allen requested that if a citizen has comments or questions for Board members, they should have them put in the County Board Supervisors mail boxes.

Planning & Zoning Updates: None.

The Financial Report for the month of February was presented to the Committee for review and approval. Jack Allen made a motion to accept the Financial Report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Committee meeting is scheduled for May 4, 2016 at 1:00 P.M.

Barb Morgan made a motion to adjourn. Rocky Gilner seconded the motion. All in favor. Motion carried.

Adjourned: 2:36 P.M.

---

Joe Stuchlak, Chair

---

Rocky Gilner

---

Barb Morgan, Vice-Chair

---

Larry Babcock

---

Randy Theisen

---

Mark Hamburg

---

Al Sebastiani

---

Cathy Allen, Recording Secretary

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