

ORDINANCE 18 - 2023
AMENDMENT OF ADAMS COUNTY ZONING ORDINANCE

WHEREAS: The Adams County Board of Supervisors adopted the amended Adams County Comprehensive Zoning Ordinance as Ordinance No. 24-2018 on September 18, 2018, which was effective upon publication on September 26, 2018 such approval having been filed with the Adams County Clerk pursuant to section 59.69 of the Wisconsin Statutes; and

WHEREAS: On October 3rd, 2023 Devin Lee Daniel and Renee Wajnert, petitioned the Adams County Board of Supervisors to amend the Adams County Comprehensive Zoning Ordinance rezone for a portion of parcel (0.40 acres) from R-1 Single Family Residential District to B-1 Rural Business District the Town of Dell Prairie, as hereinafter described; and


WHEREAS: A public hearing, with due notice, was conducted on that petition by the Adams County Planning and Zoning Committee on November 1st, 2023, and the Adams County Planning and Zoning Committee, after evaluating all data and evidence presented at the public hearing, recommends enactment of the proposed zoning change and hereby submits this recommendation to the Adams County Board of Supervisors;

NOW THEREFORE, the Adams County Board of Supervisors does hereby ordain as follows: Zoning Change. The Adams County Zoning Ordinance, Ordinance No. 24-2018, and the corresponding zoning maps are hereby amended to reflect that the following described property be changed from R-1 to B-1.


Property located in the NE ¼ - NW ¼, NW ¼ - NW ¼, being lot 1 CSM 5824, Section 10, Township 14 N, Range 6 E, parcel 008-00308-0010, Town of Dell Prairie, Adams County, WI. 1000 Gem CT.


Published in the Times-Reporter, the official newspaper of Adams County, on this 22 day of November, 2023.


Recommended for enactment by the Adams County Planning and Zoning Committee on this 1st day of November, 2023.



Rocky Gilner


Jay Churco

John Dolezal

Bruce Nachreiner


Jodi Schappe


Donald Crivello


Randy Theisen

Enacted _____
Defeated _____ by the Adams County Board of Supervisors
Tabled _____ this _____ day of November, 2023

John West, Board Chair

Lana Glavin, County Clerk



PLANNING AND ZONING DEPARTMENT

Suite 4, 401 Adams ST
FRIENDSHIP, WI 53934

PHONE: 608-339-4222
www.co.adams.wi.us

ADAMS CO PLANNING & ZONING COMMITTEE

November 1st, 2023 - Zoom Meeting
3:00 P.M.

Devin Lee Daniel & Renee Wajnert - Rezone request for a portion of parcel (0.40 acres) from R-1 Single Family Residential District to B-1 Rural Business District on property located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$, NW $\frac{1}{4}$ - NW $\frac{1}{4}$, being lot 1 CSM 5824, Section 10, Township 14 N, Range 6 E, parcel 008-00308-0010, Town of Dell Prairie, Adams County, WI. 1000 Gem CT.

Appearing for testimony: Devin Lee Daniel present in person.

Appearing Against: None.

Correspondence: Approval from Town of Dell Prairie. Neighbor William Fisher voiced approval.

Disposition: Motion by Churco/Schappe to approve rezone request.

Voice Vote: Motion carried by a unanimous roll call vote.

Search by: Area, Date, Type, ...

Comprehensive Zoning

A-1 Exclusive Agriculture

A-2 Exclusive Agriculture

A-3 Secondary Agriculture

A-4 Secondary Agriculture

B-1 Rural Residential

B-2 Rural Residential

RD-1 Agricultural Residential

RD-2 Planned Residential Community

R-1 Single-Family Residence

R-2 Single-Family Residence Large Lot

R-3 Single-Family Conservation Residence

R-4 Rural Residence

R-5 Single-Family & Mobile Home Residence

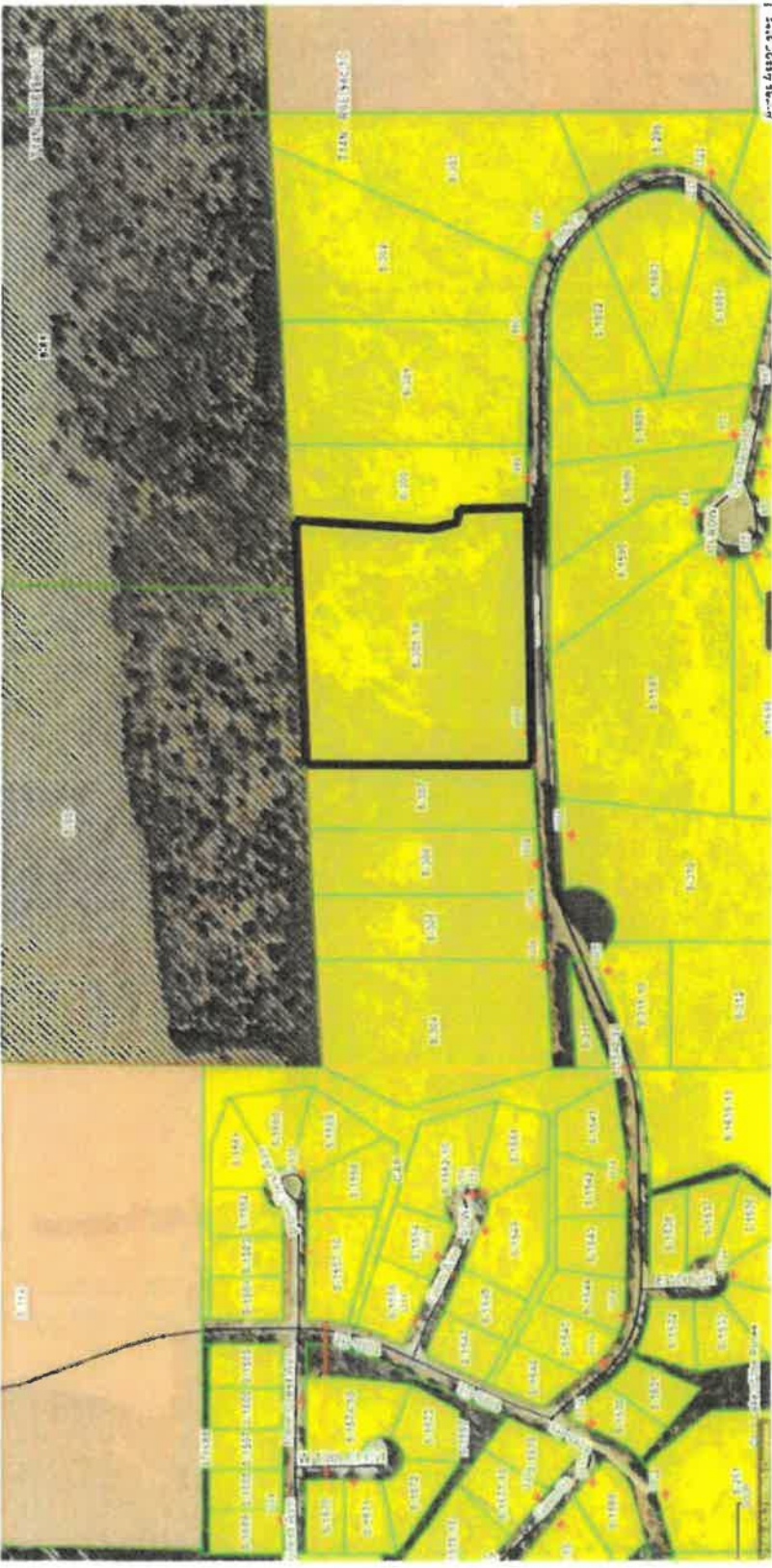
Open Space Zoning

Shoreland Wetland and Habitat Protection Zoning

Utilities SA-1

SM-P Recreational

Special Location Overlay



MapScale
MapInfo
MapInfo



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REZONE APPLICATION

FEE: \$400.00

Office use:		Date received	10-3-23
File #	8896	Total acres	9.440
Fee \$	400.00	Parcel #	8-308-10
Comp. #			

Applicant:

Name of Owner Devin Daniel Renee Wajner
Mailing Address 1000 Gen Court Wisconsin Dells
WI 53965
Phone _____
Town of Dell Prairie
Email Address: _____

Property Location:

NW 1/4 N 14 W 1/4 Sec. 10 T 14 N R 6 E
Lot 1 Block — Addition —
Subdivision or CSM S824
Property Address 1000 Gen Court Wisconsin
Dells WI 53965

Co-owner (if applicable):

Name of Co-owner Tami Jo Wajner
Mailing Address W 10 632 Tipping Rd
Lodi WI 53950
Phone _____

Property information:

Current use is: Home Proposed use is: Business (woodworking)

Current zoning and use:

The **TOTAL** area of the property is 12 acres and is currently zoned as:
R-1 District of the Adams County Zoning Ordinance.
_____ District of the Adams County Zoning Shoreland Protection Ordinance.
_____ District of the _____ Ordinance.

Rezoning request:

To change the zoning of: _____ the entire parcel
X a portion of the parcel:..... 0.28 + 0.18 acres
to: B-1 district of the Adams County Zoning Ordinance.
to _____ district of the Adams County Zoning Shoreland Protection Ordinance.
to _____ district of the _____ Ordinance.

The undersigned hereby applies for the ordinance change requested above and states that the information on this application and the attached plot plan are accurate. .

Signature

Devin Renee

Date

9/29/23

Office notes:




mapbox



Area 09/29/23 12:24

9/29/23, 12:24 PM

Hide on map

Total Area
 **12378** sq ft

Total Perimeter
↔ **222.7** yd


12:52




Area 10/02/23 12:49

10/2/23, 12:49 PM

Hide on map

Total Area
 **7987** sq ft

Total Perimeter
 **129.1** yd

The reason that I am requesting to be partially re-zoned is because my business is growing and I had to upgrade from renting a small shop to moving into a bigger shop on my property. When I was 12 years old I built my great grandmother a birdhouse for Christmas and that was when I found out that I enjoyed woodworking and naturally had a knack for it. For the rest of the winter I handmade birdhouses in a small unfinished room I had at my parents house. Then the following summer I sat at the end of my driveway and sold over 100 birdhouses. From there I used the money I made from my birdhouse sales to upgrade my tools and knowledge and I started to build small shelves, end tables and other various items from wood and started selling them at craft fairs, this led me to keep expanding my skills which in turn now led me to do custom cabinetry and just about any custom woodworking project that you could imagine.

-Devin Daniel