

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Roo

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, MAY 23, 2011**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Committee members present at 8:30 included Nass, Reese, David and Roo. Zoning staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes to the agenda were proposed.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Approval of April 21, April 25, May 16 and May 19 Meeting Minutes**
Motion by Reese/David to approve the April 21 minutes as printed; motion carried on a voice vote with no objection. Motion by Roo/Reese to approve the April 25 minutes as printed; motion carried on a voice vote with no objection. Motion by Reese/David to approve the May 16 minutes as printed; motion carried on a voice vote with no objection. Motion by Reese/Roo to approve the May 19 minutes as printed; motion carried on a voice vote.

Rinard was in attendance beginning at 8:34 a.m.
- 7. Fee Schedule for 2010 Digital Ortho Photography Request**
Andy Erdman explained the need for a fee schedule and handed out proposed photo pricing. He also noted that digital files are provided at no charge to municipalities or agencies working for municipalities. Motion by Reese/David to approve the fee schedule as presented; motion carried on a voice vote with no objection.
- 8. Discussion and Possible Decisions Regarding Screen Rooms and Other Floodplain Issues at Riverbend Resort**
Klotz explained that DNR has emphatically stated that they will not support screen rooms in the floodplain, as has been their long-standing opinion. He informed those present that

Jefferson County will be receiving a Community Assistance Visit (CAV) audit by the Federal Emergency Management Agency (FEMA) and Wisconsin Department of Natural Resources (DNR) this summer, the first since 1994. DNR is redoing the flood study of 2009 within the next year, including the Crawfish River area. Klotz explained the concerns regarding issuing any shed or deck permits for Riverbend at this time, but also reported that a couple of inches of dirt or gravel, or a concrete slab at grade is not considered floodplain fill according to DNR. Motion by Reese/Rouo to abide by DNR's interpretation of the floodplain ordinance and to no longer issue permits for sheds or decks in Riverbend. Motion carried on a voice vote with no objection. Riverbend management and representatives on hand requested that the decision be sent to them, and they will distribute it to their membership.

9. Status of 2011 Planning and Zoning Department Budget

Klotz explained the figures for April.

10. Discussion Regarding Schultz Violation Letter from Town of Aztalan

Nass explained the concern regarding this property and action to date. Nass asked Gene Olson, Aztalan Town Chairperson to comment. Aztalan will cite Schultz under their nuisance ordinance, and Zoning will continue to write citations also. Nass instructed Klotz to have a conversation with Corporation Counsel regarding the best course of action. Molinaro volunteered to contact Corporation Counsel, the District Attorney and the Presiding Judge to meet with staff regarding this issue.

11. Discussion and Possible Decision Regarding Complaint Concerning Properties in Hebron

Staff explained what she found on her inspections. Klotz explained will ask Staff to write a response to the Town of Hebron.

SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING ACTIONS:

12. Discussion and Possible Action on Petition 3502A-10 for Merlin and Norma Medenwaldt, Previously Approved by County Board on February 8, 2011

Motion by Reese/Rouo to approve the minor adjustment proposed by the petitioners due to soils. A signature by the Town of Milford is required on the new preliminary certified survey map. Motion carried on a voice vote with no objection.

13. Decisions on Petitions Presented in Public Hearing on April 21, 2011 and Subsequently Postponed:

APPROVED WITH CONDITIONS CU1654-11 – Gene Olson, Town of Aztalan on a motion by Rouo/David; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1655-11 – Town of Sumner and Mud Lake Sportsmen's Club Properties, Town of Sumner on a motion by Rouo/Reese; motion carried on a voice vote with no objection.

14. Decisions on Petitions Presented in Public Hearing on May 19, 2011

APPROVED WITH CONDITIONS 3524A-11 – Barry Pechous/Beverly Maier Trust Property, Town of Cold Spring on a motion by Reese/David; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS 3525A-11 – Richard & Bonita Jaeger Property, Town of Ixonia on a motion by Reese/Rou; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS 3526A-11 – Kurt Siegel/Frederick Dettman LE, Tracy Johnston Property, Town of Lake Mills on a motion by Reese/Rou; motion carried on a voice vote with no objection.

DENIED CU1656-11 – Jason & Cindi Bachmeier, Town of Concord on a motion by Reese/David; motion carried on a voice vote with no objection.

POSTPONED CU1657-11 - Gavin Strey/Daniel Kasten Property, Town of Ixonia on a motion by Rou/David; motion carried on a voice vote with no objection.

APPROVED CU1658-11 – Mark & Kris Schiferl, Town of Jefferson on a motion by Reese/David; motion carried on a voice vote with no objection.

APPROVED CU1659-11 – Susan Darsch, Town of Lake Mills on a motion by Nass/Reese; motion carried on a voice vote with no objection.

APPROVED CU1660-11 – Eric Schemm, Town of Concord on a motion by Nass/Reese; motion carried on a voice vote with no objection.

15. Upcoming Meeting Dates

June 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205 – **David will be absent**

June 20, 8:30 a.m. – Decision Meeting in Courthouse Room 203

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Nass/David to adjourn the meeting at 10:17 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary