

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JUNE 25, 2012**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**  
Committee members present included Nass, Reese, David and Jaeckel; Rinard was absent and excused. Zoning Department staff members in attendance were Michelle Staff and Deb Magritz; Andy Erdman, Jim Morrow and John Molinaro were also present.
- 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**  
Reese suggested that agenda items 13. and 14. be moved up to immediately follow 10. to accommodate audience members.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 6. Approval of June 4, June 18 and June 21, 2012 Meeting Minutes**  
Motion by David, seconded by Jaeckel to approve the June 4 and June 21 minutes as presented. The June 21 minutes were not ready for review. Motion regarding the June 4 minutes carried on a voice vote with no objection; motion regarding the June 18 minutes carried on a voice vote with Reese abstaining.
- 7. Communications**  
Staff noted that she hopes the public will use our voice mail system when their calls are not immediately answered, especially during summer months when employees may be using vacation time.
- 8. Introduction of Jim Morrow, County Surveyor**  
Erdman introduced Jim Morrow to those present.
- 9. Review of RFP for Replacing the Document Imaging/Content Management System – Andy Erdman**  
Erdman handed out a request for proposals and a certified survey map workflow diagram. He explained that the County is currently using Oracle software, which won't be supported for much longer. Erdman will come back to the Committee in July with more information.

- 10. Re-evaluation, Discussion and Possible Decision on Interpretation of, as a Principal Use in the A-1, Exclusive Agricultural Zone, “Existing dwellings that predate the enactment of this ordinance and their replacements” for N2628 Kutz Road in the Town of Koshkonong**  
Staff explained the situation to date, and read the March 26, 2012 correspondence from the Committee to Woodman & Associates, RLS. After discussion, Nass suggested that the petitioner ask the Town Board for its opinion. Motion by Reese, seconded by Jaeckel to approve the rebuilding on this site without rezoning, conditioned upon a memo of approval from the Town of Koshkonong. Motion carried on a voice vote with no objection.
- 13. Decision on Petition R3576A-12 for Autumn Ridge Development LLC/Richard & Karen Adams, Neumann Companies, Inc. Property, Town of Ixonia, Presented in Public Hearing on April 19, 2012 and Subsequently Postponed**  
Staff read a memo from the Town dated 6/19/12 that listed conditions of their approval. Motion by Reese, seconded by Nass to approve the petition with conditions as requested by the Town. Motion carried on a voice vote with no objection.
- 14. Discussion and Possible Action on the Final Plat for Autumn Ridge II, Town of Ixonia**  
Staff pointed out the changes made by the developer. Motion by Reese, seconded by Jaeckel to approve the plat conditioned upon plat review remarks in Staff’s June 25, 2012 memo now on file in Zoning, and upon Town conditions. Motion carried on a voice vote with no objection.
- 11. Request by Steve Row to Replace a Single-Family Home at More than 100 Feet from its Existing Location at N1956 Fox Road, Town of Ixonia, on PIN 012-0816-0524-000**  
Motion by Reese, seconded by Nass to approve the proposed home location as presented, with it being approximately 180 feet from the Fox Road right-of-way and 30 feet from the west property line. It was noted that this location was the Committee’s prior recommendation. Motion carried on a voice vote with no objection.

*Please see individual files for a complete record of the following decisions:*

- 12. Decision on Petitions Presented in Public Hearing on June 21, 2012:**  
**APPROVED WITH CONDITIONS** R3585A-12 – Thomas Baker, Town of Koshkonong on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** R3586A-12 – Koshkonong Mounds Resort, Inc., Town of Koshkonong on a motion by Nass, seconded by David. Motion carried on a voice vote with no objection.  
**APPROVED** R3587A-12 for Milford Hills Hunt Club/D & L Shoot Property on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**POSTPONED** CU1707-12 for Milford Hills Hunt Club/D & L Shoot Property on a motion by Nass, seconded by David. Motion carried on a voice vote with no objection.

A brief break was taken, and the meeting resumed at 10:15 a.m.

**POSTPONED** R3588A-12 – Raymond Rausch, Town of Concord on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3589A-12 – Gabriella Brechler, Petitioner/James Derr and Gabriella Brechler Property, Town of Farmington on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3590A-12 – Joe Mallow, north side of Rockvale Road, Town of Ixonia on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3591A-12 – Joe Mallow, south side of Rockvale Road, Town of Ixonia on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3592A-12 – Joe Mallow, northeast side of Rockvale Road, Town of Ixonia on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3593A-12 – Joe Mallow, southwest side of Rockvale Road, Town of Ixonia on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3594A-12 – Louis Maffiola, Town of Koshkonong on a motion by Reese, seconded by Nass. Motion carried on a voice vote with Jaeckel objecting.

**APPROVED WITH CONDITIONS** R3595A-12 – Donald Payne, Town of Sullivan on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3596A-12 on a motion by Reese, seconded by Nass & CU1708-12 on a motion by Nass, seconded by Jaeckel – Timothy & Karen Maloney, Town of Cold Spring. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1709-12 – Michael & Tania Messina, Town of Oakland on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1710-12 – Tim & Jean Smith, Town of Palmyra on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**15. Upcoming Meeting Dates**

July 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (discussion and possible decision on CU1707-12 will be added to this agenda) Jaeckel will be absent

July 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

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

August 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**16. Adjourn**

Motion by Reese, seconded by David to adjourn at 10:55 a.m. Motion carried on a voice vote with no objection.

**Don Reese, Secretary**