

**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
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, OCTOBER 28, 2013**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:30 a.m.

2. Roll Call

All Committee members were present, as were John Molinaro, County Board Chair; Ben Wehmeier, County Administrator; Phil Ristow, Corporation Counsel; Mark Watkins, Director of Land and Water Conservation Department; Janet Sayre Hoeft and Don Carroll of the Zoning Board of Adjustment; Patricia Cicero and Joe Strupp from the Land and Water Conservation Department and Rob Klotz and Deb Magritz of the Zoning Department.

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 were proposed to the agenda.

5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)

There was no public comment.

6. Communications

There were no communications

7. Approval of September 30, October 14 and October 17, 2013 Meeting Minutes

Motion Reese, seconded by Jaeckel to approve the September 30 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the October 14 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the October 17 minutes as presented. Motion carried on a voice vote with no objection.

Michelle Staff of the Zoning Department was now present.

8. Update and Review of Hoard's Dairyman Farm Manure Storage Structure as it Relates to CU1438-06 with Phil Ristow, Corporation Counsel and Mark Watkins, Land and Water Conservation Department Director

A roll call vote was taken, with David, Rinard, Jaeckel, Nass and Reese present. Also present and signifying so were Steve Larson of W D Hoard's; Lee Elver of Resource Engineering; Ristow, Watkins and Klotz. Ristow explained the situation to date and

posed the question, where does this go next? Watkins noted that he had met with Hoard's reps the previous week and suggested emptying the basin to conduct a "dead test." There were questions from the Committee. Larson responded that he thinks what he's heard is a fair assessment, and also wants to get the issue resolved. Hoard's plan is to draw down the pit now as much as is possible, and will continue to do so in the spring. He noted that winter readings have traditionally been lower. Motion by Jaeckel, seconded by Reese to work with Watkins' plan and to get this done sooner rather than later, working into spring 2014 if necessary. David asked for a more exact date; Larson suggested July 1, 2014, to which Watkins added his agreement. Nass offered a friendly amendment to the previous motion which would require initiation of a dead test not later than July 1, 2014. He also noted that he would like this matter brought back to the Committee for periodic updates. Watkins will write this into a plan which he will bring back to the Committee. There was a roll call vote for both the first motion and the amendment, with David, Rinard, Jaeckel, Nass and Reese all voting aye.

9. Discussion with the Zoning Board of Adjustment and Possible Action on Act 170 Ordinance Change to Sec. 11.09 of the Jefferson County Zoning Ordinance

Klotz explained this item, and laid out options for future consideration. He noted that these options do not apply in the floodplain. Motion by Nass, seconded by Jaeckel to allow no additions in the road right-of-way, but to allow, using an 11-member system, a 50% member alteration for existing structures and a 50% ground footprint. Motion carried on a voice vote with no objection. It was reiterated that there would be no additions in the road right-of-way.

10. Monthly Financial Report for Zoning – Rob Klotz

Klotz showed his report digitally, and noted that revenues were up \$5,000 this month from the same period last year.

11. Monthly Financial Report for Land Information Office – Andy Erdman

Erdman showed figures as of the end of September. His revenues are currently at 71% or 72%, and ordinarily one would expect them to be at approximately 75% at this time of year. The surveyor's budget is still short on revenues, mainly due to weather.

12. Preview of the New GIS Interface Developed for Public and County Staff – Andy Erdman

Erdman demonstrated facets of the new GIS, created by Symbiont.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

13. Decisions on Petitions Presented in Public Hearing on October 17, 2013:

Action moved at this point to CU1757-13 for Troy N Schlender, Town of Milford. A roll call was taken with David, Rinard, Jaeckel, Nass, Reese, Klotz, Cicero and Strupp verifying attendance. Motion by Reese, seconded by Jaeckel to approve the conditional use with conditions. The motion was **approved** on a roll call vote with David, Rinard, Jaeckel, Nass and Reese all voting aye.

Next up for consideration was petition CU1759-13 for Dustin Wilke/Wilkes LLC Property, Town of Waterloo. A roll call vote was taken, with David, Rinard, Jaeckel, Nass, Reese, Klotz, Strupp and Cicero signifying attendance. Motion by Reese,

seconded by David to approve the conditional use with conditions. The motion was **approved** on a roll call vote with David, Rinard, Jaeckel, Nass and Reese all voting aye.

APPROVED WITH CONDITIONS R3667A-13 on a motion by Reese, seconded by Jaeckel & **APPROVED WITH CONDITIONS** CU1753-13 – Luke Purucker, Town of Koshkonong on a motion by Jaeckel, seconded by Reese. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3668A-13 & CU1754-13, both on motions by Reese, seconded by Rinard – Mark & Ron Ebert, Ronald Ebert Property, Town of Ixonia. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3669A-13 on a motion by Jaeckel, seconded by David & **POSTPONED ACTION ON** CU1755-13 on a motion by Reese, seconded by Rinard – Steven M Cline/Combined Enterprises LLC c/o Jellystone Park, Town of Koshkonong. Both motions carried on voice votes with no objection.

Rinard left the meeting.

APPROVED WITH CONDITIONS R3670A-13 – Greg Mode, Town of Oakland on a motion by David, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3671A-13 – John Burton, Town of Palmyra on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3672A-13 – Barry Pechous, Town of Palmyra on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3673A-13 – Marcus Tincher, Town of Palmyra on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

POSTPONED ACTION ON R3674A-13 – Jim Tourbier, Town of Watertown on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3675A-13 & R3676A-13, both on motions by Reese, seconded by Jaeckel– Joe Schroeder, Town of Palmyra. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3677A-13 – Dorothy Spike, Town of Sumner on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1756-13 – Notbohm Trust, Charles Notbohm Trust, Town of Lake Mills on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1758-13 – Doug Miller, Town of Waterloo on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1760-13 – Brandon & Susan Oleniczak, Town of Farmington on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

14. Continued Discussion Regarding Adaptive Reuse of Barns

There was no new information. This will be put on a future agenda.

15. Future Agenda Items

Nothing other than Adaptive Reuse of Barns was noted.

16. Upcoming Meeting Dates

November 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
November 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
November 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
December 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
December 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
December 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

17. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 11:14 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

A quorum of the Zoning Board of Adjustment may be in attendance.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.