

**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, NOVEMBER 25, 2013**

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, Jaeckel and David. Rinard was absent and excused.

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

David asked that agenda item #15 be moved up on the agenda, as well as the decision on Petition R3683A-13 for Brad Walter under agenda item #16.

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

There was no public comment.

#8 was moved to this point for the convenience of Courthouse personnel.

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

Erdman handed out his report and explained it. His office is on track to make \$30,000.

15. Request by Jim and Ann Toubier to Reconsider Conditions of Postponement for Zoning Amendment R3674A-13, Town of Watertown

Letters from the applicant and from the prospective purchaser were read aloud. Motion by Nass, seconded by Reese to revisit the site after hearing the concerns of the petitioner. Motion carried on a voice vote with no objection.

16. Decision on Petition Presented in Public Hearing on November 18, 2013:

POSTPONED ACTION ON R3683A-13 – Brad Walter/Michael & Sarah Walter Trust Property, Town of Watertown on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.

6. Communications

a. Draft resolution from La Crosse County in opposition to SB-349 limiting local control regarding non-metallic mining, air and water quality, and highway damage and use contracts

There was discussion on this topic. Motion by Reese, seconded by Nass to send this to the Administration and Rules Committee with a recommendation for approval. Motion carried on a voice vote with no objection.

7. **Approval of October 28, November 18 and November 21 Meeting Minutes**
Motion by Reese, seconded by David to approve the October 28 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by David to approve the November 18 minutes as presented. Motion carried on a voice vote with no objection. No minutes were available for the November 21 public hearing; they will be acted upon in December.
9. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz handed out his report and explained it.
10. **Discussion of and Possible Decision on Proposed Ordinance Changes Regarding Kennels; With Minimal Towns Responding, No Change is Recommended**
After discussion, no change was proposed.
11. **Discussion of and Possible Decision on Revocation of Conditional Use Text Amendment**
Klotz explained. Motion by Nass, seconded by Reese to have this as an agenda item at the Towns' Association Meeting in January, where Klotz will explain it.
12. **Discussion of and Possible Decision on Mobile Tower Citing Ordinance Adoption Text Amendment Under 66.0404 Wis. Stats.**
Klotz explained the importance of adopting an ordinance. Motion by Nass, seconded by Reese to modify the model by replacing the words "Bayfield County" and replacing them with "Jefferson County" on page 8 of 10, and then sending out to our Towns. Motion carried on a voice vote with no objection.
13. **Discussion of and Possible Decision on Non-Conforming Ordinance Text Amendment**
Klotz explained changes to the model which are shown in red on the handout. He reminded the Committee that floodplain non-conformity has its own set of regulations.
Motion by Reese, seconded by Jaeckel to add a reference to the definition of structural element and to forward the proposal to the Towns. Motion carried on a voice vote with no objection.
14. **Discussion of and Possible Decision on Ordinance Text Amendment Regarding Adaptive Reuse of Barns**
There was discussion on the handout; John Molinaro asked that "conversation" be changed to "conversion" in the last sentence in the A-T and A-2 zones. Motion by Nass, seconded by Jaeckel to pass this on to the Towns with that correction. Motion carried on a voice vote with no objection.

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

16. **Decisions on Petitions Presented in Public Hearing on November 18, 2013:**
APPROVED WITH CONDITIONS R3678A-13 on a motion by Jaeckel, seconded by Reese, R3679A-13 on a motion by Reese, seconded by Jaeckel & CU1761-13 on a motion by Reese, seconded by Jaeckel– Dennis Kutz, Town of Koshkonong. All three motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3680A-13 – Gregg Heideman, Town of Aztalan on a motion by Jaeckel, seconded by Nass. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3681A-13 – Tom & Lisa Marks, Town of Ixonia on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3682A-13 – Ron Marsh, Town of Palmyra on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.
POSTPONED DECISION ON R3684A-13 on a motion by Nass, seconded by David & **APPROVE WITH CONDITIONS** R3685A-13 on a motion by Reese, seconded by Jaeckel – Nancy Hohensee, Town of Watertown. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3686 on a motion by Nass, seconded by David & R3687A-13 on a motion by Nass, seconded by Reese – Mary Horack, Town of Watertown. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3688A-13 on a motion by Nass, seconded by Reese & R3689A-13 on a motion by Nass, seconded by Reese – Nancy Jorgensen, Town of Aztalan. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS CU1762-13 – Denise Rothschadl, Town of Ixonia on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1763-13 - K Ted Hartwig, Helen Spaeth & Barbara Mandleco, Town of Oakland on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

17. Future Agenda Items

Postponed items for Tourbier, Walter and Hohensee.

18. Upcoming Meeting Dates

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

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

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

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

19. Adjourn

Motion by David, seconded by Reese to adjourn the meeting. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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.jeffersoncountymi.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.