

**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 24, 2013**

1. Call to Order

The meeting was called to order by Vice-Chair David at 8:30 a.m.

2. Roll Call

Committee members present at 8:30 were David, Reese, Rinard and Jaeckel. Also present were John Molinaro, County Board Chair and Andy Erdman, Land Information Department Director. Zoning Department 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

There were no changes proposed to the agenda.

Nass arrived at 8:01 a.m.

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

Klotz reported that a questionnaire regarding dog kennel regulations had been sent out to the Towns.

6. Approval of June 3, June 17 and June 20, 2013 Meeting Minutes

Motion by Reese, seconded by Jaeckel to approve the June 3 meeting minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the June 17 meeting minutes as presented. Motion carried on a voice vote with no objection. The June 20 minutes were not ready for review.

7. Monthly Financial Report-Land Information Department

Erdman handed out his report, and explained that revenues are running a little below projected revenues. He noted that \$8,900 was used to upgrade some of the surveyor's equipment.

8. Monthly Financial Report-Planning and Zoning Department

Klotz distributed his report and noted that the Department's revenues are slightly below those from 2012 to date.

9. 2014 Budget Information

Klotz explained the budget and noted that the question is whether the projected increase in healthcare costs will need to be absorbed in each department's budget.

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

10. **Review of and Possible Decision on Petitions R3639A-13 and R3640A-13 for Kenneth & Gerard Kau, Town of Palmyra**
APPROVE WITH CONDITIONS R3639A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3640A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

11. **Decisions on Petitions Presented in Public Hearing on June 20, 2013:**
APPROVE WITH CONDITIONS R3647A-13 – Kay Probst/John & Kay Probst Trust, Town of Farmington on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3648A-13 – Melissa Hafenstein/Aleta Wilke Property, Town of Lake Mills on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3649A-13 – Timothy Dettmann, Town of Milford on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3650A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1739-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Daniel Yaeger, Town of Oakland
APPROVE WITH CONDITIONS R3651A-13 – Judith Graff, Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3652A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3653A-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Doug Erdman/Vern & Ruth Erdman Property, Town of Jefferson
APPROVE WITH CONDITIONS R3654A-13 – Dane & Tammy Hartwig, Town of Farmington on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3655A-13 on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3656A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3657A-13 on a motion by Jaeckel, seconded by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1740-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Dane Hartwig, Town of Farmington
APPROVE WITH CONDITIONS CU1741-13 – Neal Weihert, Town of Jefferson on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

12. **Farmland Preservation Update Regarding Village of Palmyra Annexation**
Klotz has been getting questions about how farmers can claim Farmland Preservation tax credits once a property is annexed. He suggested that they or their attorneys talk with the Village and with DATCP. The consensus was that the County would work with the

people on allowing them to get the credits but only if it did not come at a cost to the County.

13. Update on Rubidell Resort

Klotz explained that Staff has written up 133 violations. After her last inspection, Staff found approximately 50% compliance, and hopes that number will go higher. He will be sitting down with Corporation Counsel to come up with a plan for procedure. Klotz has not heard from DNR regarding what they will allow, but once that arrives, he will bring it to Committee for an amendment to the Floodplain Ordinance.

14. Discussion Regarding Text Amendment for Revocation of Conditional Use Permit

Explanation was offered by Klotz. Motion by David, seconded by Rinard to advance this proposal through the process for text amendment. Motion carried on a voice vote with no objection.

15. Discussion and Possible Action on Non-Conforming Structure Ordinance Language as it Relates to Act 170

Klotz explained a two- to three-tiered method of regulation. Motion by Rinard, seconded by Reese to have Klotz write up the language. Motion carried on a voice vote with no objection.

16. Future Agenda Items

There was a request for an update on Hoard's Dairyman Farm manure storage structure.

17. Upcoming Meeting Dates

July 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (**Nass will be absent**)

July 18, 7:00 p.m. – Public Hearing in Courthouse Room 205 (**Nass may or may not be present**)

July 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. Adjourn

Motion by David, seconded by Jaeckel to adjourn at 9:46 a.m. 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.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.