

**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, SEPTEMBER 30, 2013**

- 1. Call to Order**  
The meeting was called to order by Chairperson Nass at 8:30 a.m.
- 2. Roll Call**  
Committee members present were Nass, David, Reese, Rinard and Jaeckel. Also present were John Molinaro, County Board Chair; Ben Wehmeier, County Administrator; Andy Erdman, Director of Land Information; Rob Klotz, Michelle Staff 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 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. Correspondence**  
Letter dated September 21, 2013 from Aaron Johnson  
The letters dated September 21 and July 8, 2013 from Aaron Johnson were handed out to those present.
- 7. Approval of August 26, September 16 and September 19, 2013 Meeting Minutes**  
Motion by Reese, seconded by Jaeckel to approve the August 26, 2013 meeting minutes as presented. Motion carried on a voice vote with David abstaining. Motion by Reese, seconded by Rinard to approve the September 16, 2013 meeting minutes as presented. Motion carried on a voice vote with David abstaining. Motion by Reese, seconded by Jaeckel to approve the September 19, 2013 meeting minutes as presented. Motion carried on a voice vote with David abstaining.
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**  
Erdman explained his handouts and noted that the surveyor’s budget is somewhat short on expected revenue. He has estimated less revenue for 2014.
- 9. Monthly Financial Report for Zoning – Rob Klotz**  
The report was shown digitally to those present and explained by Klotz.

**10. Request by Dean and Sue Andersen to Replace the Home at N6522 CTH N at More Than 100 Feet from its Existing Location**

Staff explained the situation to date. Motion by Reese, seconded by Jaeckel to approve the request for home replacement at approximately 250 feet from the existing cottage's location with the condition that the other detached accessory structure near that location is removed within one year. Motion carried on a voice vote with no objection.

**11. Request by Kutz Farms, LLC for a Waiver of Holding Tank Restrictions**

Klotz explained that this holding tank is being requested for chemical containment and in part for emergency use. Motion by Jaeckel, seconded by Reese to approve the holding tank, subject to all private onsite waste treatment system requirements. Motion carried on a voice vote with no objection.

**12. Request by Jasen Wendt for Reconsideration of After-the-Fact Land Use Permit Requirements and Fees**

Klotz explained. Motion by Nass, seconded by Jaeckel to approve a double fee for the new building but not for the pre-existing building. Motion carried on a voice vote with no objection.

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

**13. Decisions on Petitions Presented in Public Hearing on September 19, 2013:**

**APPROVE WITH CONDITIONS** R3661A-13 – Brian Statz, Town of Concord on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3666A-13 on a motion by Reese, seconded by Rinard & **APPROVE WITH CONDITIONS** CU1743-13 on a motion by Reese, seconded by Jaeckel – Jake Brock/Becker Trust Property, Town of Koshkonong. Both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS** CU1750-13 – Carl P Jr & Shawna Dehner, Town of Koshkonong on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1751-13 – Douglas & Christine Faulkner, Town of Ixonia on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1752-13 – Douglas & Christine Faulkner, Town of Ixonia on a motion by Rinard, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**14. Discussion Regarding CAV Audit**

Klotz explained. Wehmeier added DNR's note that Jefferson County has one of the best programs in the state. Klotz went on to explain the City of Lake Mills' request for flood storage area.

**15. Continued Discussion Regarding Adaptive Reuse of Barns**

Klotz explained his handouts and noted that nothing is being proposed in the A-1 zone. Potential allowances were discussed, such as pre-1970 structures and 25% expansions, or 25% to 50% expansions with Committee review and approval. Discussion ensued about possible two-tiered A-2 aspects. Follow-up strategies were reviewed.

**16. Future Agenda Items**

Continued discussion regarding adaptive reuse of barns.

**17. Upcoming Meeting Dates**

October 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203 (**Reese may be absent**)

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

**18. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn at 9:50 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](http://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.*