

**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 27, 2014**

- 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. In addition, Ben Wehmeyer-County Administrator, Andy Erdman-Land Information Department Director, and Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department were in attendance.
- 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**  
A decision on Petition R3756A-14 from agenda item 16 will be moved to immediately after Communications to accommodate an audience member.
- 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 discussed.

***PLEASE SEE INDIVIDUAL FILE FOR A COMPLETE RECORD OF THE FOLLOWING  
DECISION:***

- 16. Decision on Petition R3756A-14 Presented in Public Hearing on October 16, 2014:**  
Approved with conditions on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
- 7. Approval of September 29, October 13 and October 16, 2014 Meeting Minutes**  
Motion by Reese, seconded by Jaeckel to approve the September 29 minutes; motion carried on a voice vote with no objection.  
  
Motion by Reese, seconded by Rinard to approve the October 13 minutes; motion carried on a voice vote with no objection.  
  
Motion by Rinard, seconded by Jaeckel to approve the October 16 minutes; motion carried on a voice vote with no objection but with Reese abstaining.

The Committee moved to item 9 while waiting for Corporation Counsel to arrive.

**9. Discussion of Proposed Floodplain Ordinance and Maps**

Klotz explained that one change was made to the model ordinance, that being no detached accessory structures will be permitted in the floodway. Public hearing will be held in November on the proposed ordinance and maps, and County Board will consider them in December.

Blair Ward, Corporation Counsel was now in attendance.

**8. Sexual Offender Placement as it Relates to County Zoning**

Klotz explained that any community can regulate setbacks for placement of the offender. Ward could not find any county in Wisconsin that currently has an ordinance in place on this issue. Koshkonong is working on an ordinance for the Town. After much discussion, a motion was made by Nass, seconded by Reese to not pursue an ordinance on the County level at this point in time, but to write a memo to the Towns explaining that they have the ability to adopt an ordinance at their level. Motion carried on a voice vote with no objection.

**10. Discussion and Possible Action for Possible Development of a Wind Generator Ordinance**

Klotz explained options under PSC 128 which regulates placement of wind generators. There cannot be further regulation without adopting an ordinance. Towns can also adopt their own ordinance to regulate. Motion by Nass, seconded by Reese directing creation of a County zoning ordinance which will require a Zoning and Land Use Permit for towers up to PSC control, and to bring that back to Committee for review. Motion carried on a voice vote with no objection.

**11. Discussion and Possible Action on RFP for Aerial Photography**

Erdman reported that he's seen a fair amount of interest in the project and he is waiting for proposals.

**12. Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman reported that approximately 1,000 documents have been recorded to date this year. Title companies were billed in September for the previous three months. He explained that the County Surveyor has been working with the Highway Department on CTH N and J and is ahead of anticipated revenues in that regard.

**13. Monthly Financial Report for Zoning – Rob Klotz**

Klotz explained that revenues are down for October, to date, by \$8,000 as compared with October 2013, but up for the 2014 year.

**14. Discussion and Possible Action on Vacation of a Certified Survey Map in Accordance with Sec. 236.34(4) of State Statutes for Lot 1, CSM 9276-28-255, Steven & Jody Knoebel, at N5729 S Farmington Rd in the Town of Farmington**

Klotz explained the change in statutes. Motion by Jaeckel, seconded by Reese to okay this vacation.

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

- 15. APPROVE WITH CONDITIONS - Discussion and Possible Decision on CU1796-14 for Stephen Zalec, PIN 022-0613-0333-004 in the Town of Oakland, Postponed from**

**the September 29, 2014 Meeting.** Motion for approval with conditions by Nass, seconded by Reese; motion carried on a voice vote with no objection.

**16. Decisions on Petitions Presented in Public Hearing on October 16, 2014:**

**POSTPONED DECISION ON R3753A-14** – Dean & Susan Anderson, Town of Aztalan on a motion by David, seconded by Rinard; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3754A-14** – Kurt Reed, Town of Koshkonong on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

**POSTONED DECISION ON R3755A-14** – David Messmer/Edwin & Kathleen Messmer Trust Property, Town of Milford on a motion by Reese, seconded by Rinard; motion carried on a voice vote with no objection.

**POSTPONED DECISION ON R3757A-14** – Joshua Davis/Carl & Bonnie Eggert Trust Property, Town of Waterloo on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

**POSTPONED DECISION ON R3758A-14** – Burkhard Laas Trust & Jens Laas, Town of Waterloo on a motion by Rinard, seconded by Reese; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3759A-14** – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow Trust Properties, Town of Waterloo on a motion by Reese, seconded by Nass; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3760A-14** on a motion by Reese, seconded by Jaeckel & R3761A-14 on a motion by Nass, seconded by David – Dennis & Patti Loppnow, Town of Concord; both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS R3762A-14** on a motion by Reese, seconded by Jaeckel & R3763A-14 on a motion by Reese, seconded by Jaeckel – John & Dee Winkelman, Town of Concord. Both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS R3764A-14** – Cheryl Bott/Stanley & Carol Beranek Trusts Property, Town of Watertown on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3765A-14** – Cambridge State Bank, Town of Farmington on a motion by Jaeckel, seconded by Rinard; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1797-14** – Craig Tennes/Hookstead Property, Town of Koshkonong on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

Roll call was taken prior to action on the following petition: Nass, Reese, Jaeckel, Rinard, David and Klotz were all present.

**APPROVE WITH CONDITIONS CU1798-14** – Katzman Farms Inc., Town of Hebron on a motion by Reese, seconded by David. A roll call vote was taken: Jaeckel abstained, Nass, Reese, Rinard and David all voted in favor.

**APPROVE WITH CONDITIONS CU1799-14** – Daniel Koplinski & Laura Kulick, Town of Palmyra on a motion by Jaeckel, seconded by David; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1800-14** – Randall & Susan Veenhuis, Town of Sumner on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

**17. Future Agenda Items**

Wind energy system ordinance

**18. Upcoming Meeting Dates**

November 17, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 20, 7:00 p.m. – Public Hearings in Courthouse Room 205

November 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

December 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

**19. Adjourn**

Motion by Reese, seconded by David to adjourn at 11:22 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.*