

**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, FEBRUARY 23, 2015**

- 1. Call to Order**
The meeting was called to order by Nass at 8:30 a.m.
- 2. Roll Call**
Nass, Reese, Jaeckel and David were present. Rinard was absent and excused. Rob Klotz, Michelle Staff and Deb Magritz of the Zoning Department were also in attendance.
- 3. Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of the Agenda**
Nass noted that decision on R3791A-15 will be rendered prior to decision on R3790A-15.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
There was no public comment.
- 6. Approval of January 26, February 16 and February 19 Committee Minutes**
Motion by Reese, seconded by David to approve the January 26 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by David to approve the February 16 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by David to approve the February 19 minutes as presented. Motion carried on a voice vote with no objection.
- 7. Communications**
Blair Ward, Corporation Counsel explained a memo from Ben Wehmeier, County Administrator, dated February 23, 2015 regarding "Regional Connections." Nass suggested County Highway Department involvement as well. Klotz further explained and noted that this proposal would not affect the County Plan. Ward agreed, commenting that it is an opportunity to provide input.

Reese reported that the first Clean Sweep of the season will be held on April 11, and that it will include latex paint and tire recycling. He noted that additional grant monies were received from the State for Clean Sweep.
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that revenues were a little ahead of last year at this time for recordings and map sales.
- 9. Monthly Financial Report for Zoning – Rob Klotz**
Klotz explained that revenues are up from this time last year by about \$1,500.

10. **Decision on Time Allowed for the Installation of a Septic System as Required by CU1809-15 for John and Shirley Wagi, Approved on January 26, 2014**
Motion by Jaeckel, seconded by Reese to allow up to May 1, 2015 for a soil test to be conducted and permit issued by Zoning, and until September 1, 2015 for POWTS installation. Motion carried on a voice vote with no objection.

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

11. **Decision on Petitions Presented in Public Hearing on January 15 and Postponed by the Planning and Zoning Committee on January 26**
APPROVED WITH CONDITIONS R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property, Town of Sullivan on a motion by David, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3781A-15 - John and Nancy Burton, Town of Palmyra on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
12. **Decisions on Petitions Presented in Public Hearing on February 19, 2015:**
APPROVED WITH CONDITIONS R3791A-15 – Derek Kramer, Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3790A-15 on a motion by Nass, seconded by Jaeckel & CU1812-15 on a motion by Jaeckel, seconded by David for Derek Kramer/Derek Kramer, Joseph Kelly Jr & Karen Kelly Properties, Town of Concord. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3784A-15 on a motion by Jaeckel, seconded by David & CU1811-15 on a motion by Jaeckel, seconded by Reese for Steve Smith/Richard Smith & Jessica Duncan Property, Town of Sullivan. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3785A-15 on a motion by Jaeckel, seconded by David & R3786A-15 on a motion by Nass, seconded by David for Mark Hildebrand/Mark Hildebrand & Paul Redenius Property, Town of Cold Spring. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3787A-15 – Dennis Stilling, Town of Aztalan on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3788A-15 – Kutz Farms LLC, Town of Jefferson on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3789A-15 – Bennett Brantmeier/Edward & Caroline Soleska Property, Town of Jefferson on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3792A-15 - William Gaugert, Town of Sullivan on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1813-15 – Ronald & Sylvia Essex, Town of Farmington on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

A brief break was taken at 9:37 a.m. and the meeting reconvened at 9:39 a.m.

13. **Enbridge Pipeline Discussion**
Klotz explained that a pump station requires conditional use permit. The question was brought to his attention by David.
14. **Discussion of Proposed State Budget and its Effect on Zoning, Solid Waste and POWTS**
Klotz noted that levy limits are proposed to be unchanged. He reported on several points in the proposal, including \$4 million for dam removal, removal of payments to local governments for deer removal after car/deer accidents, the movement of the POWTS program to DNR, the Natural Resource Board becoming advisory only and a new study on wind energy. Klotz will therefore be waiting on the creation of a wind energy ordinance at the Committee's recommendation. Shoreland ordinance changes will also be put on hold.

- 15. Discussion of LEAN Project**
Klotz explained this process by which government reviews their processes to make them “leaner.” Staci suggested the certified survey map and subdivision recording processes, so the project will begin there.
- 16. Possible Future Agenda Items**
Rezone fee to support purchase of ag easements by Jefferson County-Nass spoke of local conversion.
Wind energy ordinance
Agricultural uses in a Natural Resource zone with conditional use
- 17. Upcoming Meeting Dates**
March 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
March 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
March 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203
April 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
April 16, 7:00 p.m. – Public Hearing in Courthouse Room 203- Nass may be absent
April 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203
- 18. Adjourn**
Motion at 10:05 a.m. by Jaeckel, seconded by David to adjourn. 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.

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

