

**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, AUGUST 29, 2016**

**1. Call to Order**

The meeting was called to order at 8:30 a.m. by Chairman Nass.

**2. Roll Call (Establish a Quorum)**

All Committee members were present. Also in attendance were Rob Klotz, Deb Magritz and Rob Zangl of the Zoning Department.

**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. Approval of the Agenda**

The Committee determined that agenda items would be moved up in order to accommodate guests in attendance.

**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 July 21, July 25, August 15 and August 18 Committee Minutes**

Motion by Reese, seconded by Jaeckel to approve the July 21 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Rinard to approve the July 25 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the August 15 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Rinard to approve the August 18 minutes as presented. Motion carried on a voice vote with no objection.

**7. Communications**

There were no communications.

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

Erdman reported that revenues to date are slightly below this point in 2015 due to a slowing in real estate activity. He stated that this may not necessarily be a trend however.

**9. August Monthly Financial Report for Zoning – Rob Klotz**

Klotz reported that Zoning revenues are also down a bit, though he noted that the report in the Committee packets was run on August 25, before the month's end. There have not been big jumps or major drops-things seem to have stagnated. Overall, revenues are still above those of last year.

**10. Discussion and Possible Action on Request to Allow Mini-Pigs as Household Pets in Residential Zones**

Klotz summarized the process to date. Committee members expressed their individual Towns' feelings, though some of them have not sent in responses. Nicole Miller spoke, requesting that more Town responses be received before a decision is made on whether or not to proceed with an ordinance amendment. Klotz suggested that another email could be sent to the Towns, asking again for their responses. Motion by Rinard, seconded by David to send such an email. Motion carried on a voice vote with no objection.

**11. Discussion and Possible Action on Allowing Beekeeping in Residential Zones**

The memo being sent to the Towns per item 10 will also ask for response regarding beekeeping. Motion by Rinard, seconded by David; motion carried on a voice vote with no objection.

**12. Request by Larry Neman for a Holding Tank Waiver at N9673 Turke Lane in the Town of Watertown on PIN 032-0815-0111-000**

Correspondence from Mr. Neman dated July 24 was read aloud by Klotz, and the situation was explained. After discussion, a motion was made by Nass and seconded by David to allow the holding tank. Jaeckel voted in favor; Nass, Reese, Rinard and David voted against the proposal.

**13. Request by Nancy & John Braatz to Replace the Existing Home at N7513 County Road F in the Town of Ixonia at 125 Feet from its Existing Location**

Klotz and then Nancy Braatz explained the request for home replacement. After discussion, a motion was made by Nass, seconded by Jaeckel to allow the home a maximum of 102 feet from the well. Motion carried on a voice vote with no objection.

**14. Discussion and Possible Decision Regarding Millette Zoning Amendment, Adjoining Monroe Cemetery (Town of Hebron) & Evans Properties as it Relates to Proposed Boundary Land Transfers**

Klotz and then Mark Anderson of Anderson Land Surveying LLC explained the situation to date. Anderson noted that the survey is simply describing what is there. Motion by Jaeckel, seconded by Rinard to approve the proposed boundary land transfer. Motion carried on a voice vote with no objection.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on August 18, 2016:**

**APPROVE WITH CONDITIONS** R3911A-16 & CU1883-16– Marcia Mary Bates Trust on a motion by Reese, seconded by Jaeckel: Rezone to create a 2-acre agribusiness zone around the barn at **N1507 Groeler Rd** with conditional use for storage of non-farm equipment. The site is on PIN 016-0514-1732-002 (17.348 Acres) in the Town of Koshkonong. Motion carried on a voice vote with no objection.

**POSTPONE** R3912A-16 on a motion by Jaeckel, seconded by Reese & CU1884-16 – Benjamin Schweighardt: Create a 4.15-acre agribusiness zone with conditional use for storage of contractor's equipment at **N7415 County Highway N** in the Town of Milford. The site is on PIN 020-0814-3632-002 (20 Acres). Motion carried on a voice vote with no objection.

A brief break was taken at 9:54 a.m., and the meeting resumed at 10:00 a.m.

**APPROVE WITH CONDITIONS R3913A-16** – George Ducklow on a motion by Jaeckel, seconded by Reese: Create a 3-acre lot around the home at **W4339 Ambrose Drive** in the Town of Farmington from part of PIN 008-0715-2024-000 (38 Acres). Motion carried on a voice vote with no objection.

**POSTPONE R3914A-16** – Wilbur Miller on a motion by Nass, seconded by Reese: Rezone 1.5 acre of PIN 008-0715-0222-002 (38.901 Acres) for a new residential building site on **Koschnick Road** in the Town of Farmington. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3915A-16** – Allan Kutz on a motion by Reese, seconded by Jaeckel: Rezone 2.2 acres in the Town of Hebron from part of PIN 010-0615-1922-001 (5.45 Acres) owned by Ronald & Pamela Kutz, and 3.8 acres in the Town of Jefferson from part of PIN 014-0615-1833-000 (32.815 Acres) owned by St Coletta School to create a 6-acre building site on **Will Road**. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3916A-16** – Raatz Trust on a motion by Reese, seconded by Jaeckel: Create a 2-acre residential building site near **W9258 County Road B** from PIN 018-0713-0832-001 (17.512 Acres), Town of Lake Mills. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3917A-16** – Jack D Wendorf Trust on a motion by Jaeckel, seconded by David: Create an A-3 lot around the existing home at **N5594 Switzke Rd** and a vacant 2-acre residential building site nearby. The properties are part of PIN 008-0715-2823-000 (40 Acres) in the Town of Farmington. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3918A-16** – Jack D Wendorf Trust on a motion by Reese, seconded by Jaeckel: Rezone to create a 21.2-acre Natural Resource zone from part of PINs 008-0715-2823-000 (40 Acres) and 008-0715-2824-000 (40 Acres) near **N5594 Switzke Rd** in the Town of Farmington. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3919A-16** – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises on a motion by Reese, seconded by Jaeckel: Create a 1.765-acre A-3 zone around the home at **N1554 State Rd 106** from PINs 024-0516-1711-000 (40 Acres), 024-0516-1622-000 (40 Acres), 024-0516-1623-000 (39.381 Acres) and 024-0516-1714-000 (37.515 Acres). The site is in the Town of Palmyra. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3920A-16** – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises on a motion by Reese, seconded by Jaeckel: Rezone for the creation of an 11.567-acre Natural Resource zone from part of PIN 024-0516-1623-000 (39.381 Acres) and 024-0516-1622-000 (40 Acres) near **State Rd 106** in the Town of Palmyra. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1885-16** – Gregg & Darren Godfrey/Godfrey Enterprises LLC on a motion by Reese, seconded by Jaeckel: Conditional use to sanction an eating/drinking place & shed remodel for extra seating at **W6630 County Road B** in a Business zone, and to allow a 25-foot by 40-foot pavilion to serve the eating/drinking place. The site is in the Town of Aztalan on PIN 002-0714-1713-009 (0.6 Acre). Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1886-16** – Selim Ramadani on a motion by Jaeckel, seconded by David: Conditional use to reinstate use of the property at **W4890 Tri-County Rd** in the Town of Cold Spring as a motel. The site is on PIN 004-0515-3133-001 (4.170 Acres) in a Business zone. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1887-16** – Patrick Peterson on a motion by Reese, seconded by David: Conditional use for a kennel housing up to 15 dogs on PIN 028-0513-1712-001 (29.49 Acres) at **W9020 State Rd 106**. The property is in the Town of Sumner and is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

- 16. Explanation of Clarification to the County Board Regarding Approval for Zoning Amendment R3885A-16 and R3886A-16, Laurie Forseth Property in the Town of Hebron**  
Klotz explained that the report that previously went to County Board did not reflect the lot size changes that the Committee made, and that we will send a corrected petition to County Board in September. The Committee agreed.
- 17. Possible Future Agenda Items**  
Mapping of pipelines – Andy Erdman  
Wetland update
- 18. Upcoming Meeting Dates**  
September 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205 – Nass will be late  
September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203 – Rinard will be absent  
October 17, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
October 20, 7:00 p.m. – Public Hearing in Courthouse Room 205  
October 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203
- 19. Adjourn**  
Motion by Reese, seconded by Jaeckel to adjourn the meeting. The motion carried on a voice vote and the meeting adjourned at 11:02 a.m.



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.jeffersoncountynwi.gov](http://www.jeffersoncountynwi.gov).

*A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.*

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.*