

MINUTES
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, JANUARY 30, 2017

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Committee members present included Nass, Reese, Jaeckel and David. Rinard was absent and excused. Andy Erdman, Director of Land Information and Rob Klotz 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. Approval of the Agenda

Motion by Jaeckel, seconded by David to approve the agenda as presented. Motion carried on a voice vote with no objection.

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 9, January 13 and January 19 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the January 9 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the January 13 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the January 19 minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

There were no communications.

8. December 2016 Monthly Financial Report for Land Information Office – Andy Erdman

Erdman explained his revised report, an update from that given at the January 9 Committee meeting. He noted that revenues are right where he projected, within a few hundred dollars.

9. January 2017 Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that January revenues are up a little from those of January 2016.

10. Discussion and Possible Action on Request by Kelsey Sambs to Consider a Lot Line Adjustment on PIN 022-0613-2812-002 in the Town of Oakland

Klotz, explained, and passed around a sketch from Mark Anderson, PLS, showing a very minor change proposed to the rear lot line. Motion by Reese, seconded by David to approve the adjustment as presented. Motion carried on a voice vote with no objection.

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

11. Discussion and Possible Reconsideration Action on Zoning Amendment R2958A-04 for Richard and Margaret Hawk on PIN 030-0813-1013-001, Town of Waterloo

Klotz explained the petitioner's request and actions of past Committees from 2004, 2005 and 2006. Motion by David, seconded by Reese to approve the request for an approximate 1.25-acre A-3 lot on the west property line and extending to the south property line. Motion carried on a voice vote with no objection.

12. Discussion and Possible Action on Petitions Presented in Public Hearing on January 19:

APPROVE MODIFICATION WITH CONDITIONS R3943A-16 - Nancy Harris on a motion by David, seconded by Jaeckel: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property on a motion by Reese, seconded by Jaeckel: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3951A-17 – Ron McDermott/RSM Rentals LLC Property on a motion by Jaeckel, seconded by David: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust on a motion by Reese, seconded by David: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia. Motion carried on a voice vote with no objection.

NO ACTION, PETITION WITHDRAWN R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

APPROVED WITH CONDITIONS R3713A-17 – Kathy Zimmerman/Harold & Carol Deback Trust Property on a motion by Reese, seconded by David: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3954A-17 – Mitchell Patterson/Dow Didion Trust Property on a motion by Jaeckel, seconded by David: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37 Acres). The site is near **State Road 106** in the Town of Sullivan. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3955A-17 – Mitchell Patterson/Dow Didion Trust Property on a motion by Reese, seconded by Jaeckel: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1907-17 – Lois M Johnson Trust & Big J Farms Property on a motion by Reese, seconded by Jaeckel: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1908-17 – Robert Owen on a motion by Nass, seconded by David: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

March 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

March 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

March 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

15. Adjourn

Motion by Jaeckel, seconded by David to adjourn. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:36 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.jeffersoncountywi.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.

