

**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 JANUARY 29, 2018**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present. Also in attendance was Matt Zangl and Deb Magritz of the Zoning Department.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with the open meetings law.

4. Approval of the Agenda

Motion by Jaeckel, seconded by David to approve the agenda, but also to move items around to accommodate people 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 January 8, January 12 and January 18 Meeting Minutes

Motion by Reese, seconded by Jaeckel to approve the January 8 decision meeting minutes. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the January 12 site inspection minutes. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the January 18 public hearing minutes. Motion carried on a voice vote with no objection.

7. Communications

Zangl noted that applications for the technician position have been coming in, and he hopes to have interviews set up soon. He also reported that his first month as interim director has gone relatively well.

Andy Erdman said that the drone workgroup has met and is moving forward. The Land Information Land Use Plan will have to be updated, so Erdman will be bringing a resolution to this Committee to do so. He is planning to bring it to the next Committee meeting.

8. January Monthly Financial Report for Zoning-Matt Zangl

Zangl reported that January has been slower, and revenues will be approximately \$2,000 short of January 2017 totals. The year's total revenues to date are \$9,000.

9. Discussion and Possible Action on a Revision to Petition R4009A-17 for Matthew and Kimberley Kaminski, Approved by County Board on November 14, 2017

Zangl showed an air photo and explained that the Kaminskis now wish to retain the shed they previously planned to remove. To do so will require adding square footage to their approved lot. Motion by Jaeckel, seconded by Rinard to approve the revision. Motion carried on a voice vote with no objection.

10. Discussion and Possible Action on Request by Dennis Brant for Reconsideration of Petition R4028A-17 Presented in Public Hearing on December 21 and Recommended for Approval by the Planning and Zoning Committee on January 8, 2018

Zangl explained that Brandt withdrew his request for reconsideration after finding out the process, and will be going with a three-acre farm consolidation lot. Nass noted that Brant could come back with a request for Natural Resource zone over the additional acreage he initially requested.

11. Discussion and Possible Action on Petition R4029A-17 for Scott Anton, Presented in Public Hearing on December 21, 2017 and Postponed by the Committee on January 8, 2018

Zangl reported that more information had come in from Anton and his surveyor about the lot configuration. It was designed per the wishes of the applicant, and not of the Town. Motion by David, seconded by Jaeckel to approve as presented. Motion carried on a voice vote with no objection.

12. Discussion and Possible Action on Petitions Presented in Public Hearing on January 18, 2018:

FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

APPROVE WITH CONDITIONS the rezoning of PIN 010-0615-3232-002 (6.262 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance on a motion by Jaeckel, seconded by Rinard, and approve with conditions a conditional use to allow storage and maintenance of concrete contractor's equipment and materials at **N2681 Wenham Road**, Town of Hebron on a motion by Reese, seconded by Jaeckel. Both motions carried on voice votes with no objection. R4031A-18 & CU1936-18 – Craig Smillie/Clint & Cheryl Cutsforth Property

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

DENY the rezoning of PIN 032-0815-2043-000 (31.63 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance on a motion by Nass, seconded by Jaeckel. A motion by Nass, seconded by Jaeckel to approve was denied on a 1-4 vote. No action was taken on the conditional use for a recreational facility/paintball and outdoor activities park on **High Road** in the Town of Watertown. R4032A-18 & CU1937-18 – Kurt Pfluger/Loeb & Company LLP Property

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

APPROVE WITH CONDITIONS the rezoning of 1.573 acre of PIN 024-0516-1432-002 (3.6 Acres) on a motion by Reese, seconded by Jaeckel, and approve with conditions a conditional use to allow storage of contractor's equipment and materials at **N1428 Zion Road** in the Town of Palmyra on a motion by Reese, seconded by Jaeckel. This is being done in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions carried on voice votes with no objection. R4036A-18 & CU1938-18 – Nick Draskovich/Larry & Lyn Tarnowski

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

APPROVE WITH CONDITIONS on a motion by Nass, seconded by Jaeckel the rezoning in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 4.25-acre farm consolidation lot around the home at **W9122 London Rd**, Town of Lake Mills, on PIN 018-0713-3221-000 (40 Acres). Motion carried on a voice vote with no objection. R4014A-17 – David Hughes

APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel, the rezoning in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 5-acre farm consolidation lot around the home and buildings at **W708 Hooper Road** from part of PIN 024-0516-0234-000 (37.697 Acres), Town of Palmyra. Motion carried on a voice vote with no objection. R4033A-18 – Dempsey Farms Partnership/Treffinger Management LLC Property

APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel, the rezoning to create a 5-acre lot around the home and buildings at **N4589 Pioneer Drive** from part of PINs 026-0616-0541-001 (12.065 Acres), 026-0616-0541-002 (3 Acres) and 026-0616-0542-000 (35.185 Acres) in the Town of Sullivan. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.
4034A-18 – Thomas & Rochelle Anfang

APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel to rezone all of PIN 028-0513-1624-001 (0.23 Acre) owned by Irma Radermacher and part of PIN 028-0513-1624-000 (37.268 Acre) owned by Claude and Irma Radermacher to create a one-acre lot around the home at **W8795 Loga Road** in the Town of Sumner. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R4035A-18 – Irma Radermacher/Claude & Irma Radermacher Properties

APPROVE WITH CONDITIONS on a motion by David, seconded by Jaeckel the rezoning of 0.8 acre of PIN 032-0815-1544-000 (55.29 Acres) to enlarge the existing A-3 lot, PIN 032-0815-1544-002 on **Witte Lane** and improve its road access. This is in the Town of Watertown, and is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R3997A-17 – Daniel & Nancy Last/Daniel & Nancy Last and Wilbur Miller Property:

13. Possible Future Agenda Items

Text amendment in March
Land Information resolution
Conditional Use for Daybreak Foods Inc. in March

14. Upcoming Meeting Dates

February 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Jaeckel will be absent
February 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
February 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203
March 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
March 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
March 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

15. Adjourn

Motion by David, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:20 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.

