

**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 FEBRUARY 26, 2018**

**1. Call to Order**

The meeting was called to order by Secretary Reese at 8:34 a.m.

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

At 8:34 a.m., Reese, Jaeckel and Rinard were present. David was absent and excused. Ben Wehmeier, County Administrator was in attendance, as were Matt Zangl and Deb Magritz from the Zoning Department.

**3. Certification of Compliance with the Open Meetings Law**

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

**4. Approval of the Agenda**

Jaeckel suggested that the Committee move Petition R4042A-18 up on the agenda 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 January 29, February 9 and February 15 Meeting Minutes**

Motion by Rinard, seconded by Jaeckel to approve the January 29 minutes as presented. Motion carried on a voice vote with no objection.

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

Nass arrived at 8:37 a.m.

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

**7. Communications**

New Hire: Zangl noted that Sarah has been hired as a technician and will be starting March 12. She will be mentored by Jeff and going through the licensing process.

Zangl also spoke of new legislation, in particular two bills that look like they will be signed.

Zangl also notified the Committee that a land use permit is being appealed and will be going to Board of Adjustment.

Erdman noted that we are under contract to do pictometry this spring, on line to get it done in early April, with delivery expected in 30 to 40 days.

**8. January Monthly Financial Report for Land Information Office-Andy Erdman**

Erdman reported that we are on track with revenues, though one month probably doesn't tell the story. Document recordings are up, which may be a good sign.

**9. February Monthly Financial Report for Zoning-Matt Zangl**

Zangl reported that revenues are about even with those of February 2017, down about \$900 in 2018. Things will probably start to pick up soon.

**10. Discussion and Possible Action on 2017 Wisconsin Act 67 Relating to Conditional Use Permits and Other Zoning and Land Use Regulations**

Zangl explained that Act 67 was passed late in 2017, with a couple of things that affect zoning-conditional uses, variances, substandard lots. The conditional use material is interesting-Brian Ohm's interpretation of it is that the ability to deny conditional uses may be gone. Nass suggested that everyone review the handouts carefully for future discussion. He also asked if anyone had seen the final write-up on wetlands, wondering if local control was going to be preempted. Discussion followed.

**11. Discussion and Possible Action on Director of Planning and Zoning's Authority to Extend Zoning Amendment Deadlines**

Zangl asked whether the Committee would like Zangl to be able to extend approvals by up to one year. Motion by Reese to allow the Zoning Administrator to approve an extension for up to a year of any zoning decisions. Jaeckel seconded, and the motion carried on a voice vote with no objection.

**12. Discussion and Possible Action on Request by Tim Otterstatter to Extend the Zoning Amendment Deadline for R3939A-16, Approved by County Board on November 28, 2016**

Motion by Reese, seconded by Jaeckel to allow a one-year extension. It's for an older home, and the amendment was already approved by County Board. Motion carried on a voice vote with no objection.

**13. Discussion and Possible Action on Petitions Presented in Public Hearing on February 15:**

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

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

**APPROVE WITH CONDITIONS on a motion by Nass, seconded by Reese** to create a 4 acre lot around the home and buildings at **N4435 County Road G** in the Town of Oakland from part of PIN 022-0613-1211-000 (32.07 Acres). Motion carried on a voice vote with no objection. R4042A-18 – Jennifer Martin

**FROM INDUSTRIAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel** to rezone and create a 2.307-acre A-3 zone around the home at **N462 County Road N** from PIN 004-0515-3222-000 (28.305 Acres) in the Town of Cold Spring. Motion carried on a voice vote with no objection. R4037A-18 – Eugene Gutzmer Jr

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

**APPROVE WITH CONDITIONS on a motion by Jaeckel, seconded by Reese** to create a 1.1-acre vacant building site on the west side of **Haas Road**, Town of Hebron, from part of PIN 010-0615-2744-000 (40 Acres). Motion carried on a voice vote with no objection. R4038A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property

**APPROVE WITH CONDITIONS on a motion by Jaeckel, seconded by Reese** to create a 2.2-acre farm consolidation lot around the home and buildings at **N2976 Haas Road**, and create a 1.1-ac vacant building site adjacent, both from PIN 010-0615-2744-000 (40 Acres) on the east side of Haas Road in the Town of Hebron. Motion carried on a voice vote with no objection. R4039A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property

**APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel** to rezone and create two, 1.2-acre vacant building sites on **McMillen Road** in the Town of Koshkonong from part of PIN 016-0514-3341-000 (40 Acres). Motion carried on a voice vote with no objection. R4040A-18 – Joe Kennedy/Ashling Hills Farm LLC Property

**APPROVE WITH CONDITIONS on a motion by Reese, seconded by Jaeckel** to rezone and create a 2.2-acre vacant building site from part of PIN 016-0614-3512-001 (30 Acres) on **Kutz Road** in the Town of Koshkonong. Motion carried

on a voice vote with no objection. R4041A-18 – John & Natalie Kutz/D&S Kutz Joint Revocable Trust Property

**APPROVE WITH CONDITIONS on a motion by Nass, seconded by Jaeckel** to create a 1-acre lot around the home at **W9521 Waterloo Road** on PIN 030-0813-1821-000 (38.023 Acres) in the Town of Waterloo. Motion carried on a voice vote with no objection. R4043A-18 – Wilkes LLC

**APPROVE WITH CONDITIONS on a motion by Jaeckel, seconded by Reese** to create a 1-acre lot around the home at **N7841 Geise Lane** in the Town of Waterloo from part of PIN 030-0813-2942-000 (40.5 Acres). Motion carried on a voice vote with no objection. R4043A-18 – Wilkes LLC

### CONDITIONAL USE PERMIT APPLICATION

**APPROVE WITH CONDITIONS on a motion by Jaeckel, seconded by Rinard** for conditional use to allow up to 15 dogs in an A-3, Agricultural/Rural Residential zone at **N6304 Coffee Road** in the Town of Farmington, on PIN 008-0715-1523-002 (2.05 Acres). Motion carried on a voice vote with no objection. CU1939-18 – Todd Crawley & Jennifer Blossom

**14. Possible Future Agenda Items**

Nass noted that there was a misprint in the Lake Mills newspaper, on the front page stating that the decision for Daybreak Foods would be on March 15, 2018, when in fact that is the public hearing date. The decision date will be on March 26, 2018.

**15. Upcoming Meeting Dates**

**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**

**April 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**April 19, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**April 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**16. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection and the meeting adjourned at 9:15 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.*

