

**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, JUNE 30, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Nass, Reese, David, Rinard and Jaeckel were present, as was Ben Wehmeier, County Administrator; Blair Ward, Corporation Counsel; Mark Watkins, Director of Land and Water Conservation Department; and Rob Klotz, Michelle Staff and Deb Magritz of the Planning and Zoning Department.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes were proposed.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Communications**
 - a. Easement and Parking Lot at W750 and W778 USH 18 for Access to State Lands in the Town of Concord Approved Under 13.48 Wisconsin State Statutes
Klotz explained the proposal; no action was needed.
- 7. Approval of June 2, June 16 and June 19, 2014 Meeting Minutes**
Motion by Reese, seconded by Jaeckel to approve the June 2 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the June 19 minutes as presented. Motion carried on a voice vote with no objection, but with David abstaining. Motion by Reese, seconded by Jaeckel to approve the June 19 minutes as presented. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 10. for the convenience of guests in attendance.

- 10. Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan**
A roll call was taken, with Reese, Nass, Jaeckel, Rinard, David, Klotz, Ward, Wehmeier and Watkins noting their attendance. Watkins brought those present up to date on the

situation: the pit is 95% empty, and Watkins has granted a one to two day extension to finish emptying it. The “dead test” will then begin. He explained that outflow will be going into a tanker and will be hauled away. Watkins handed out a memo with 13 points for consideration. Motion by Reese, seconded by David to grant Hoards an additional six-month extension. A roll call vote was taken with Reese, Nass, Jaeckel, Rinard and David all voting yes.

The Committee moved to agenda item 14.

14. Request by Larry Christianson to Replace the Home at W6002 Gehler Rd, on PIN 002-0714-2233-000 at More than 100 Feet from its Existing Location

Christianson’s letter was read aloud by Klotz. There was discussion about the request; the Committee noted that the proposal maintains compliance with the Jefferson County Agricultural Preservation and Land Use Plan. Motion by Nass, seconded by Jaeckel to approve home replacement 475 feet from the existing home at W6002 Gehler Road. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 15.

15. Discussion and Possible Decision on Petition R3730 -14 for Hutchins Trust/Charles Hutchins near N8779 CTH Q, Town of Milford

Klotz read aloud a letter from Steve Duwe, Chairman of the Town of Milford Planning Commission recommending the Hutchins’ original site proposal over the area near the existing farm buildings at N8779 CTH Q. After discussion, a motion was made by Reese, seconded by Jaeckel to approve the original request on the Hutchins’ south property line. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 11.

11. Discussion and Possible Action on an Alleged Violation at W6619 Timberline Ct, PIN 020-0814-0512-006 in the Town of Milford, Owned by Norman Wrench

Klotz explained the situation to date. The Town Chair, Jeff Ziebell was in attendance and when asked for his opinion, stated that nothing changes on this property. Trevor Price, a neighboring landowner spoke. Jaeckel asked what had been done to date to bring this property into compliance, and the response was that citations had been issued. Motion by Nass, seconded by Reese to proceed with any legal means necessary. The Corporation Counsel was asked for his ideas. Motion carried on a voice vote with no objection.

The Committee moved to the first two petitions in agenda item 16.

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

16. Discussion and Possible Decisions on Petitions Presented in Public Hearing on June 19, 2014:

APPROVED WITH CONDITIONS R3732A-14 - Daniel Schieber/Francis Hoff Trust Property, Town of Sullivan on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3733A-14 on a motion by Reese, seconded by Jaeckel & R3734A-14 on a motion by Jaeckel, seconded by David for Richard A

Nelson/Pond Hill Dairy LP Property, Town of Koshkonong. Both motions carried on voice votes with no objection.

The Committee moved to agenda item 8.

- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that sales of maps have been up but revenues for recording fees are down. He also noted that the County Surveyor spent much of the month of May working for the Highway Department.
- 9. Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that Zoning is just under \$7,000 short in revenues from this point last year. He hopes to reduce expenditures from the last budget by \$5,000.
- 12. Discussion and Possible Action on an Alleged Violation near Bakertown Rd on PIN 026-0616-0411-002 in the Town of Sullivan, Owned by Gil Pollock**
Staff and Klotz explained. Motion by Nass, seconded by Jaeckel to write a letter giving Mr. Pollock 90 days to clean up the property, with no additional extensions. After that time, the complaint will be forwarded to Corporation Counsel.
- 13. Discussion and Possible Action on an Alleged Violation at W4352 Emerald Dr on PIN 032-0815-3224-004 in the Town of Watertown, Owned by Jeremy Gill**
Klotz explained. Staff added that Mr. Gill was denied a variance to the sign ordinance, and that he is in violation of his conditional use permit. Motion by Nass, seconded by Reese to proceed with revocation of the conditional use permit. Ward suggested proceeding by long form in this case. Motion carried on a voice vote with no objection.

A short break was taken at 9:26 a.m. The meeting resumed at 9:30 a.m.

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

- 16. Discussion and Possible Decisions on Petitions Presented in Public Hearing on June 19, 2014:**
APPROVE WITH CONDITIONS R3735A-14 on a motion by Jaeckel, seconded by David & R3736A-14 on a motion by Reese, seconded by Jaeckel for John Schwemmer/Ruth I Schwemmer Trust Property, Town of Sumner. Both motions carried on voice votes with no objection.
APPROVE WITH CONDITIONS R3737A-14 – Eric Evenson, Town of Sumner on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS CU1782-14 – Linette L Schleef, Town of Milford on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS CU1783-14 – Todd Tessenske, Town of Palmyra on a motion by Reese, seconded by David; motion carried on a voice vote with no objection.
- 17. Discussion Regarding Placement of Sand Under 11.10 - 4. Definitions – Public or Private Beach**
Klotz explained stipulations of the 2005 ordinance. The Committee agreed that the ordinance should not be changed at this point.

18. Future Agenda Items

There were no future agenda items noted.

19. Upcoming Meeting Dates

July 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-**Nass will be absent**

July 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 21, 7:00 p.m. – Public Hearing in Courthouse Room 205-**Klotz will be absent**

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Reese, seconded by David to adjourn at 10:00 a.m. 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.