

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Rouu

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, FEBRUARY 28, 2011**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Committee members present were Nass, Reese, David, Rouu and Rinard. Zoning Department staff in attendance included Rob Klotz and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Nass and Reese both acknowledged compliance with open meetings law requirements.
- 4. Review of Agenda**
There were no changes proposed to the agenda.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Approval of January 31, February 14 and February 17, 2011 Meeting Minutes**
Motion by Reese/Rinard to approve all three sets of minutes as presented. Motion carried on a voice vote with no objection.
- 7. 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 – Specifically Groundwater Monitoring Proposal**
There was no update given.
- 8. Consideration of Replacement of a Mobile Home Near W6795 Kiesling Road More Than 100 Feet From its Previous Location, on PIN 014-0614-2023-000 in the Town of Jefferson**
Klotz explained the proposal, and discussion included the next agenda item and which would be the better scenario in this situation. The Committee determined that consolidation of multiple parcels of record would be the better choice between the two options.
- 9. Consideration of Consolidation of Parcels of Record, Allowing a Proposed Lot to be Moved to a Previously Frozen Parcel, PIN 014-0614-2023-000 on Kiesling Road in the Town of Jefferson**

Motion by Nass/Roou to allow the consolidation of multiple parcels of record because it meets the purpose and intent of the ordinance. A condition of the approval called for the mobile home to be removed. Motion carried on a voice vote with no objection.

10. **Request by Woodman Surveying to Extend the One-Year Time Limit Found in Sec. 15.01(j) of the Land Division/Subdivision Ordinance by Sixty Days, and to Allow the Director of Planning and Zoning Authority to Grant Such Extensions in the Future**
Jim Woodman and Klotz explained the request; motion by Reese/David to, on a case-by-case basis, give the Planning and Zoning Director the authority to give a one-time, up to 90-day extension; the least amount of time necessary is to be used. The Zoning Department will move forward with an ordinance amendment toward that end. Motion carried on a voice vote with no objection.

11. **Review of and Possible Action on Request for Outside Storage in the Industrial Zone at W1247 Industrial Drive, Town of Ixonia on PIN 012-0816-2722-005, for the Stewart Group**
Representatives of Stewart Group reported that the cars are moved, and the winter plan to move containers to the back of the barn was accomplished with all but one container. Carl Jaeger spoke for the Town and indicated that they would like to see the proposal postponed until July 1, 2011. Motion by Nass/David to postpone; motion carried on a voice vote with no objection.

This item will be placed on a Committee agenda after July 1, 2011.

12. **Revised Outside Storage Permit Request for Ski Slide Storage, LLC, at N7777 Ski Slide Road, Town of Ixonia on PIN 012-0816-2534-004**
The Town is in favor for up to eight units as per the map submitted and now on file in the Zoning Department. Motion by Reese/Nass to approve the proposal as per plan; motion carried on a voice vote with no objection.
13. **Discussion and Possible Decision Regarding Issues at River Bend Resort**
Motion by Nass/David to postpone this discussion because of lack of input from DNR; motion carried on a voice vote with no objection.
14. **Discussion Regarding Existing Ordinance Requirements Related to A-3 Zoning Controls, Lot Size and Lot Combinations**
Klotz explained the issues; the item will be put on the March agenda.

Decision on item 18., Petitions 3509A-11, 3510A-11 and CU1645-11 was moved to this point to accommodate the petitioner in the audience.

18. **Decision on Petition Presented in Public Hearing on February 17, 2011:**
APPROVED WITH CONDITIONS 3509A-11 on a motion by Reese/Nass, 3510A-11 on a motion by Reese/David & CU1645-11 on a motion by David/Nass – Schroedl Brothers Inc., Town of Jefferson; all motions carried on a voice vote with no objection.
15. **Discussion On Possible Legislation Regarding Elimination of Conversion Fees and PACE Program Funding**
Explanation was given by Klotz.
16. **Discussion Regarding State Budget News**

This item will be placed on the March agenda.

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

- 17. Discussion and Possible Decision on Petition 3504A-11 for Scott Hahn, Presented in Public Hearing on January 20, 2011 and Subsequently Postponed**
APPROVED WITH CONDITIONS on a motion by Nass/Reese; motion carried on a voice vote with no objection.

- 18. Decisions on Petitions Presented in Public Hearing on February 17, 2011:**
APPROVED WITH CONDITIONS 3511A-11 on a motion by Reese/David, 3512A-11 on a motion by David/Reese & CU1646-11 on a motion by Reese/Nass – Eugene Hasel, Town of Aztalan; all motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS 3513A-11 – Kevin Stendel/Ralph Stendel Trust Property, Town of Ixonia on a motion by Reese/Nass; motion carried on a voice vote with no objection.
POSTPONED 3514A-11 on a motion by Nass/Reese & 3515A-11 on a motion by Nass/Rou – Marsha Parker, Town of Sullivan; motions carried on voice votes with no objection.
POSTPONED 3516A-11 & CU1647 on a motion by Nass/David – Keith & Tammy Ott, Town of Concord; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1648-11 – Hoard and Curtis Scout Camp, Town of Oakland on a motion by Reese/David; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1649-11 – Jeff Fowle, WE Energies/Wayne McDermott Property, Town of Sullivan on a motion by David/Reese; motion carried on a voice vote with no objection.
APPROVED 3517T-11 – Jefferson County, Floodplain Ordinance Text Amendment on a motion by Rou/David; motion carried on a voice vote with no objection.

- 19. Upcoming Meeting Dates**
March 14, 2011, 8 a.m. - Site Inspections Beginning in Courthouse Room 203
March 17, 2011, 7 p.m. - Public Hearing in Courthouse Room 205
March 28, 2011, 8:30 a.m. - Decision Meeting in Courthouse Room 203
April 18, 2011, 8 a.m. – Site Inspections Beginning in Courthouse Room 203
April 21, 2011, 7 p.m. – Public Hearing in Courthouse Room 205
April 25, 2011, 8:30 a.m. – Decision Meeting in Courthouse Room 203

- 20. Adjourn**
Motion by Reese/Rou to adjourn at 10:27 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary