

**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, DECEMBER 29, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Nass, Reese, Rinard and Jaeckel were present. David was absent and excused.
- 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. Review of the Agenda**
Decisions on Petitions R3774A-14 & CU1804-14 in agenda item #15 were moved to immediately follow agenda item #7 in order to accommodate a member of the audience.
- 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 November 24, December 15 and December 18, 2014 Committee Minutes**
Motion by Reese, seconded by Jaeckel to approve the November 24 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Rinard to approve the December 15 minutes as presented. Motion carried on a voice vote with no objection. Motion by Jaeckel, seconded by Reese to approve the December 18 minutes as presented. Motion carried on a voice vote with no objection.
- 7. Communications**
There were no communications for discussion.

PLEASE SEE THE INDIVIDUAL FILE FOR A COMPLETE RECORD OF THE FOLLOWING DECISION:

- 15. Decisions on Petitions Presented in Public Hearing on December 18, 2014:**
APPROVED WITH CONDITIONS R3774A-14 on a motion by Nass, seconded by Jaeckel & **POSTPONED** CU1804-14 on a motion by Reese, seconded by Rinard, for Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford. Both motions carried on voice votes with no objection.
- 8. Determination of Completeness for Hartwig Poultry at N5966 Christberg Road, Town of Farmington on PIN 008-0715-2013-000**

A roll call vote was taken, with Reese, Nass, Jaeckel and Rinard present. Klotz explained the request and the notice from the Land and Water Conservation Department finding the application complete. Motion by Jaeckel, seconded by Nass to find the application complete and to forward the request for conditional use to public hearing. Motion carried on a roll call vote with Reese, Nass, Jaeckel and Rinard all voting in favor.

9. **Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman was not available to give his report.
10. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that the Planning and Zoning Department was ending the year strong. He is not changing his projections substantially for 2015.
11. **Discussion and Possible Action on Zoning Amendments and Conditional Uses for the Kenneth & Susan Rheingans Property at W1008 Froelich Rd, Town of Sullivan**
Rheingans began by explaining that he is approved for up to 30 days of events per year, each with up to 400 people present, and for events with up to 50 people whenever he would like. Currently he operates one four-day event, and two five-day events. He further explained. His neighbor, Mr. Fischer stated his complaints regarding the duration of porta-potties on site, traffic, drumming, Huber-Law inmates working in the gardens and generally just continuous activity on the property. Rheingans explained that young people were practicing music for mainly Saturday night meetings at his house. Another young person had been practicing drums on his property but stopped when asked. He feels that he has tried to be accommodating and explained his attempts. He also noted that he is applying for additional rezoning and conditional use for expansion. Mr. Fischer continued by saying that Rheingans has continuous events, such as a fall celebration, bicycle events- satellite events that occur between major events. Nass asked Rheingans for a calendar of events.
12. **Request by John Kannard for Committee Consideration of an R-2 Zone Outside the 15-Year Growth Area of the City of Jefferson but Inside its Long-Range Urban Service Area as Depicted in the Jefferson County Agricultural Preservation and Land Use Plan, on PIN 014-0614-0944-000 Owned by Richard and Dianne Sharratt**
Klotz explained this request. Mr. Sharratt noted that his depot was not previously set up to be living quarters, nor is it being used that way currently. It has its own well, but shares a septic system. Nass asked if the Committee was amenable to changing the plan for this, and each of the members present said no. Klotz laid out options for the property owner.
13. **Reconsideration of Petition R3768A-14 for Charles & Thomas Jacobson, Town of Sumner**
Klotz explained that this was not a farm consolidation as previously thought. Motion by Nass, seconded by Reese to modify the previous decision to include the need for an affidavit. Motion carried on a voice vote with no objection.
14. **Reconsideration of Petition R3738A-14 for Timothy May, Town of Ixonia**
Klotz described this request. Motion by Nass, seconded by Jaeckel to approve the modification and required that it be shown on the final map.

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

15. **Decisions on Petitions Presented in Public Hearing on December 18, 2014:**
APPROVED WITH CONDITIONS R3772A-14 on a motion by Jaeckel, seconded by Reese & R3773A-14 on a motion by Nass, seconded by Jaeckel for Dan Petty/Claude Klettke and Daniel & Debbie Petty Trust Properties, **N3932 CTH N**, Town of Jefferson. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3774A-14 on a motion by Nass, seconded by Jaeckel & **POSTPON ED CU1804-14** on a motion by Reese, seconded by Rinard for Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3775A-14 on a motion by Jaeckel, seconded by Reese & CU1805-14 on a motion by Nass, seconded by Jaeckel for Michael Blackburn, **W9595 CTH C**, Town of Oakland. Both motions carried on voice votes with no objection
APPROVED WITH CONDITIONS R3776A-14 – Gary & Jill Gramley, **W7526 Koshkonong Mounds Road**, Town of Koshkonong on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.
POSTPONED FOR REDESIGN R3777A-14 – Adrian & Melissa Zirbel, **N8138 West Road**, Town of Milford on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3778A-14 – Thomas & Colleen Schliewe, **W1965 Mystic Court**, Town of Ixonia on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1806-14 – Janice Bartel, **W245 CTH CW**, Town of Ixonia on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
16. **Possible Future Agenda Items**
Wind Energy Ordinance
Agricultural uses in a Natural Resource zone with conditional use
Discussion regarding W7730 Lamp Road
17. **Upcoming Meeting Dates**
January 12, 2015, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
January 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203
February 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
February 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
February 23, 8:30 a.m. – Decision Meeting in Courthouse Room 203
18. **Adjourn**
Motion by Reese, seconded by Rinard to adjourn at 10:30 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.jeffersoncountyiwi.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.