

**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, MARCH 28, 2016**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

At 8:30, Rinard was absent, but all other Committee members were present. Andy Erdman, Director of Land Information; Stacy Hoffman, Register of Deeds; and Rob Klotz and Deb Magritz of the Planning and Zoning Department were in attendance.

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. Approval of the Agenda

Motion by Nass, seconded by David to approve the agenda as presented. Motion carried on a voice vote with no objection.

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 February 18 text amendment public hearing, February 18 map amendment public hearing, February 22, March 14 and March 17, 2016 Committee Minutes

Motion by Reese, seconded by David to approve the February 18 text amendment public hearing minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the February 18 map amendment public hearing minutes as presented. Motion carried on a voice vote with no objection.

Motion and second to approve the March 14 site inspection minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the March 17 public hearing minutes as presented. Motion carried on a voice vote with Nass abstaining.

7. Communications

There were no communications.

8. February Monthly Financial Report for Land Information Office – Andy Erdman

Erdman noted that we started the year in revenues a little bit ahead of where we were last year, and that last year was better than the year before.

9. Discussion and Possible Action on Remote Access Fee Changes-Andy Erdman

Erdman noted that a new records management system was approved last month by County Board for Register of Deeds. That includes new remote access fees. Erdman explained the new fees and noted typical users. Administration and Rules and Finance Committees will also Motion by Reese, seconded by Jaeckel to approve the fees and send them to those Committees and then County Board for final approval. Motion carried on a voice vote with no objection.

Rinard arrived at 8:35 a.m.

10. March Monthly Financial Report for Zoning – Rob Klotz

Klotz reported that to date, revenues are up a bit from last year at this time.

11. Request by Midwest Electric for a Holding Tank Waiver at N6997 Old 26 Road in the Town of Farmington, on PIN 008-0715-0643-007

Klotz read the request and noted that Midwest Electric originally had a holding tank ten years ago. Based upon the information that they are willing to sign an affidavit saying they will hook up to public sewer when it becomes available, a motion was made by Jaeckel, seconded by David to approve a holding tank for their proposed structure. Motion carried on a voice vote with no objection.

12. Request by Edward Dionne, Circle K Campground, for a Holding Tank Waiver on the Entire Property at W1316 Island Road, Town of Palmyra, on PINs 024-0516-0941-000 and 024-0516-0944-000

Klotz explained and reported that there was no objection from staff. Motion by Reese, seconded by Jaeckel to approve as long as it's okay with Zoning staff to allow a holding tank. Motion carried on a voice vote with no objection.

13. Request by Aric and Kory Mindemann to Replace the Former Home at N6650 County Road X in the Town of Farmington, on PIN 008-0715-1032-000, at Approximately 250 Feet from its Previous Location

Klotz noted that the house is proposed for marginal pasture land. This will allow for correct setbacks for the home replacement. Motion by Jaeckel, seconded by Nass to approve the request. Motion carried on a voice vote with no objection.

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

14. Discussion and Possible Action on Petitions Presented in Public Hearing on March 17, 2016: APPROVE WITH CONDITIONS R3869A-16 – James Schroedl/James & Susan Schroedl Trust and Raymond & Cheryl Ruppert Trust Property to create a 3-acre farm consolidation lot at N4895 County Road Y in the Towns of Aztalan, Farmington and Jefferson on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3870A-16 – Kurt Reed to create a 1-acre building site on Schwemmer Lane in the Town of Koshkonong on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3871A-16 – Robin Schroepfer to create a 1-acre building site on County Road Y in the Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1869-16 – Eric & Tricia Wiesneth, conditional use for conversion to duplex at N6170 Grey Fox Trail in the Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1870-16 – Eric & Tricia Wiesneth, conditional use for an extensive on-site storage structure in an R-2 zone at N6170 Grey Fox Trail in the Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1871-16 - William Stroupe Trust, conditional use to allow a conditional home occupation/insurance office at W7462 County Road C in the Town of Oakland on a motion by David, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1782-16 – Jacqueline A Weber & Julie K West, conditional use to allow greater cutting than is allowed by ordinance within the 35-foot shoreland buffer at W9259 Ripley Road in the Town of Oakland on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

15. Discussion and Possible Action on Resolution for Legislation that Impacts Planning and Zoning Land Use Laws

Klotz explained. There was discussion regarding costs associated with frequent changes. Motion by Reese, seconded by David to approve. Motion carried on a voice vote with no objection.

16. Discussion and Possible Action on Creation of a Wind Energy Ordinance

Klotz noted that he'd received a copy of the Iowa County ordinance and explained, and further discussion ensued.

17. Possible Future Agenda Items

Towns' Association meeting dealing with mini-pigs on April 25.

18. Upcoming Meeting Dates

April 18, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

April 21, 7:00 p.m. - Public Hearing in Courthouse Room 205

April 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203

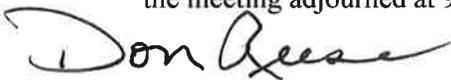
May 16, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

May 19, 7:00 p.m. - Public Hearing in Courthouse Room 205

May 23, 8:30 a.m. – Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:30 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.

