

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

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

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

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:35 a.m.
- 2. Roll Call**  
Committee members in attendance were Nass, Reese, David, Rouo and Rinard. Zoning Department staff present included Rob Klotz, Michelle Staff and Deb Magritz.
- 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 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 October 31, November 14 and November 17, 2011 Meeting Minutes**  
Motion by Reese/Rinard to approve the minutes as presented. Motion carried on a voice vote with no objection.
- 7. Discussion and Possible Action on Resolution Regarding USH 12 Bypass in Town of Koshkonong, Selected Route 7a**  
Correspondence from Walt Christensen introducing the resolution was read aloud by Nass. Excerpts from the comprehensive plan and the 1999 Agricultural Preservation and Land Use Plan were read aloud by Klotz. Professor Steve Grabow addressed the Committee. Motion by Nass/David to approve the resolution; the motion carried on a voice vote with no objection.
- 8. Discussion and Possible Action Regarding Additional Regulation Regarding Chickens**  
Copies of an email from Rinard to Klotz regarding a possible text amendment were distributed to those present. Motion by Nass/Rinard to approve an ordinance change, but to hold it from County Board until after adoption of the county plan amendments. Motion carried on a voice vote with no objection.
- 9. Discussion and Possible Action Regarding Regulation of Peacocks**  
Nass suggested that this be left to the individual towns as a nuisance issue, and that the item be removed from future agendas.

**10. Request for Committee Interpretation of Maximum Acreage Allowed Per Lot, Net Acres vs. Gross Acres**

Klotz explained the situation. Motion by Nass/Rouu directing staff to create a text amendment to clear up the issue. Motion carried on a voice vote with no objection.

**11. Reconsideration of Petition 3544A-11 for Kevin Hildebrandt, Town of Concord, Presented in Public Hearing on October 20, and Subsequently Recommended for Denial on October 31, 2011**

Klotz handed out copies of the petitioner's November 2, 2011 letter to the Committee. After Committee review, no change was made to the earlier denial.

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

**12. Decisions on Petitions Presented in Public Hearing on November 17, 2011**

**APPROVED WITH CONDITIONS** 3548A-11 on a motion by David/Reese; motion carried on a voice vote with no objection. **APPROVED WITH CONDITIONS** 3549A-11 on a motion by Reese/David; motion carried on a voice vote with no objection.

**POSTPONED** CU1676-11 on a motion by Reese/David; motion carried on a voice vote with no objection, all for John Ackatz/Ruth C Poyer Trust Property, Town of Koshkonong.

**APPROVED WITH CONDITIONS** 3550A-11 & CU1677-11 on motions by Reese/Rouu– Darrick Gottschalk/Robert Turtenwald Trust Property, Town of Lake Mills; motions carried on voice votes with no objection.

**APPROVED** 3551A-11 on a motion by Reese/David; motion carried on a voice vote with no objection. **APPROVED WITH CONDITIONS** CU1678-11 on a motion by David/Reese; motion carried on a voice vote with no objection, both for Tim & Jana Strobel, Town of Watertown.

**APPROVED WITH CONDITIONS** 3552A-11 – Mark (Tony) Stelse, Town of Jefferson on a motion by Reese/Rouu; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3553A-11 – Gary & Ruth Leverton, Town of Lake Mills on a motion by Nass/Reese; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3554A-11 – Tad Van Valin/Reed, Tad, Wade & Craig Van Valin Property, Town of Sullivan on a motion by Reese/Rouu; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3555A-11 & 3556A-11 – Mossman Farm, LLC/G & G Mossman Trust Property, Town of Sullivan, both on motions by Reese/David; motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** 3557A-11 – Frederick Ehrke, Town of Oakland on a motion by Reese/David; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1679-11 – Kim & Dale Karow, Town of Koshkonong on a motion by Nass/David; motion carried on a voice vote with no objection.

13. **Discussion on Ag Preservation and Land Use Plan and Zoning Ordinance**  
Klotz brought those present up to date.
14. **Status of Planning and Zoning Department Budget**  
Klotz explained.
15. **Upcoming Meeting Dates**  
December 12, 2011, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203  
December 15, 2011, 7:00 p.m. – Public Hearing in Courthouse Room 205  
December 19, 2011, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
January 16, 2012, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203–**Nass may be absent; Roou will be absent**  
January 19, 2012, 7:00 p.m. – Public Hearing in Courthouse Room 205–**Roou will be absent**  
January 30, 2012, 8:30 am. – Decision Meeting in Courthouse Room 203
16. **Adjourn**  
Motion by Reese/David to adjourn at 10:50 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

*A recording of this meeting is available from the Planning and Zoning Department.*