

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

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

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, MARCH 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 at 8:30 were Nass, Rouou, David and Reese. Zoning Department staff included Rob Klotz, Michelle Staff and Deb Magritz. Other County staff present were John Molinaro, Andy Erdman, Mark Watkins and Phil Ristow.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Nass noted that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**  
No changes to the agenda were proposed.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 6. Approval of February 28, March 14 and March 17, 2011 Meeting Minutes**  
Motion by Reese/David to approve the three sets of minutes as presented. Motion carried on a voice vote with no objection.

**Amy Rinard arrived at 8:35 a.m.**

- 7. Discussion Regarding Community Development Block Grant Award for LIDAR (Light Detection and Ranging) Terrain Mapping and Professional Services Selection Process**  
Andy Erdman reported being notified on March 10 that the County was awarded a \$225,000 grant for LIDAR terrain mapping. He then spoke about the process for choosing a vendor.
- 8. 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**  
A roll call vote was taken, with Reese, Nass, Rinard, David, Rouou, Klotz, Watkins, Molinaro and Ristow noting their presence. Watkins handed out a graph of contaminant

levels in groundwater flow and he and Ristow explained the most recent course of events. It was decided to put this item back on May's agenda for further review.

- 9. Request by Ron Pitzner for a 4.3-Acre Farm Consolidation Lot at N5744 Ziebell Rd., Town of Aztalan**  
Motion by Reese/David to approve the 4.3-acre lot, as long as all buildings meet the legal setbacks. Motion carried on a voice vote with no objection.
- 10. Discussion and Possible Decision Regarding Issues at River Bend Resort**  
Klotz reported that no official response has come from DNR. He recommended that the Committee wait to take action until we have something in writing.
- 11. Discussion Regarding Existing Ordinance Requirements Related to A-3 Zoning Controls, Lot Size and Lot Combinations**  
Klotz explained; there was a suggestion that the topic be brought up, explained and considered at an Agricultural Preservation and Land Use Plan Steering Committee meeting, and perhaps a Towns' Association meeting.
- 12. Discussion Regarding State Budget News**  
No action was taken.
- 13. 2011 Budget Discussion**  
The monthly handout was distributed and explained by Klotz.
- 14. Discussion/Update on Ag Preservation and Land Use Plan and Ordinance**  
Klotz noted that the Plan Steering Committee will be meeting on April 7, 2011. He handed out new proposed ordinance revisions and an agenda for that meeting to the Planning and Zoning Committee, and explained that there are four to eight critical changes proposed. Vandewalle and Associates may give a presentation regarding the updates to the County Board at its April meeting.
- 15. Request to Modify Petition 3454A-10, Approved on 4/20/10 for Dale Weis Trust on PIN 008-0715-1922-000**  
Motion by Roou/David to have this petition go back to hearing if an adjustment to it is needed. Motion carried on a voice vote, with Reese objecting. Ristow suggested that the Committee work out some delegation in the future for the Zoning Director to allow nominal changes proposed.
- 16. Request by Richard & Bonita Jaeger for Modification of Petition 3492A-10, Approved on October 12, 2010**  
Motion by David/Roou to have this modification go back to public hearing. Motion carried on a voice vote with no objection.

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

- 17. Decision on Petitions Presented in Public Hearing on February 17, 2011 and Subsequently Postponed:**  
**POSTPONED** 3514A-11 & 3515A-11 – Marsha Parker, Town of Sullivan on a motion by Roou/Rinard; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3516A-11 on a motion by Reese/Rou & CU1647-11 on a motion by Nass/Reese – Keith & Tammy Ott, Town of Concord; both motions carried on voice votes with no objection.

**18. Decisions on Petitions Presented in Public Hearing on March 17, 2011:**

**APPROVED WITH CONDITIONS** 3519A-11 & CU1651-11 – Bryon & Kathy Vogel, Town of Sumner, both on motions by Reese/Rinard; motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** 3520A-11 – D & B Mueller Trust, Town of Concord on a motion by Reese/Rou; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3521A-11 – Robert J Hamer, Town of Ixonia on a motion by Reese/Rinard; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1652-11 – Richard Bouziane/Ruth Bouziane Trust Property, Town of Koshkonong on a motion by Nass/Reese; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1653-11 – Jeffrey R Schemm, Town of Koshkonong on a motion by David/Reese; motion carried on a voice vote with no objection.

**APPROVED** R3522T-11 - Jefferson County Zoning Ordinance Text Amendment on a motion by Rou/Reese; motion carried on a voice vote with no objection.

**19. Upcoming Meeting Dates**

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

May 16, 2011, 8 a.m. – Site Inspections Beginning in Courthouse Room 203 - **Klotz will be absent**

May 19, 2011, 7 p.m. – Public Hearing in Courthouse Room 205 – **Klotz will be absent**

May 23, 2011, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**20. Adjourn**

Motion by Reese/Rou to adjourn at 10:43 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary