

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

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

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, SEPTEMBER 26, 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 a.m. were Nass, Reese and David. Rou and Rinard were absent but excused. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Both Reese and Klotz verified 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 August 29, September 12 and September 15, 2011 Meeting Minutes**  
Motion by David/Reese to approve the 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**  
A roll call vote was taken with Nass, Reese, David, Klotz, Mark Watkins (Land and Water Conservation Department Director) and Phil Ristow (Corporation Counsel) signaling attendance. Watkins reviewed for those present a handout titled "Contaminant Levels in Groundwater Flow." Steve Larsen of Hoard's and Bob Pofahl of Resource Engineering further explained. Watkins noted that the Department of Natural Resources suggested that the County extend the monitoring period; Watkins suggested continuation of live testing with discharge back into the basin. Discussion ensued as to how long to continue monitoring. Motion by Reese/David to extend monitoring through July 1, 2012. A roll call vote was taken, with Nass, Reese and David voting aye.
- 8. Discussion and Decision Regarding Holding Tank Installation on PIN 020-0814-0512-001 in Accordance with CU1639-10 for Arthur Piepenbrink, N9663 Englehart Rd., Town of Milford**

Klotz and Jeff Simes, Onsite Waste Systems Technician, explained the request for a holding tank and circumstances surrounding it. Motion by David/Reese to allow a holding tank at N9663 Englehart Road; motion carried on a voice vote with no objection.

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

- 9. Reconsideration of Petition 3536A-11 for Richard & Ruth Patrick Trust, Presented in Public Hearing on August 18, 2011 and Subsequently Postponed**  
Klotz explained the situation to date. Ken Wilkowski, the Patricks' surveyor, reported that he believes the lot configuration the Committee previously suggested would be severely restricted for development due to steep slopes. Motion by Reese/Nass to approve with conditions the original 1.74-acre request due to slopes limiting building placement. Motion carried on a voice vote with no objection.
- 10. Decision on Petitions 3531A-11 & CU1663-11 for Matthew Thomas, Presented in Public Hearing on July 21, 2011 and Subsequently Postponed**  
Motion by Nass/Reese to approve the rezoning with conditions. Motion carried on a voice vote with no objection. Motion by Reese/David to approve CU1663-11 with conditions. Motion carried on a voice vote with no objection.
- 11. Decisions on Petitions Presented in Public Hearing on September 15, 2011:**  
**APPROVE WITH CONDITIONS** 3541A-11 – Mark Schellinger/MA & JA & Scott Schellinger Property, Town of Concord on a motion by David/Reese; motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** 3542A-11 – Scott & Cynthia Behrens, Town of Koshkonong on a motion by David/Reese; motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** CU1671-11 – Michael & Laurie Brittnacher, Town of Hebron on a motion by David/Reese; motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** CU1672-11 – Larry Trieloff/Rick & Kelly Calacci Property, Town of Oakland on a motion by Reese/David; motion carried on a voice vote with no objection.  
**POSTPONED** CU1673-11 – Beth A Johnson, Town of Watertown on a motion by Nass/Reese; motion carried on a voice vote with no objection.
- 12. Status of Planning and Zoning Department Budget**  
Klotz explains, and will put this item on future agendas.
- 13. Discussion and Possible Action on DATCP Extension for Recertification of Farmland Preservation Ordinance and Plan**  
Though the Department of Agriculture, Trade and Consumer Protection appears to be nearing conditional approval of our ordinance and plan, they have granted Jefferson County an extension until the end of 2012 for plan and ordinance recertification.
- 14. Upcoming Meeting Dates**  
October 17, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203  
October 20, 7:00 p.m. – Public Hearing in Courthouse Room 205 (**DAVID WILL BE ABSENT**)  
October 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
November 14, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203

November 17, 7:00 p.m. – Public Hearing in Courthouse Room 205  
November 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**15. Adjourn**

Motion by Reese/David to adjourn at 9:45 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary