

**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
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, SEPTEMBER 24, 2012**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
All Committee members were present. In addition, Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department were in attendance.
- 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**
There were no changes 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 July 30, August 13, August 16, August 27, September 17 and September 20, 2012 Meeting Minutes**
Motion by Reese, seconded by Rinard to approve all minutes as presented. Motion carried on a voice vote with no objection.
- 7. Final Review and Action on Rushing Waters Trout Farm Plans from Zoning Petitions R3583A-12 and CU1705-12**
Klotz explained the changes proposed by Rushing Waters Trout Farm. Motion by Reese, seconded by Rinard to approve the changes without an additional public hearing because the proposal doesn't change the original use or capacity of the building. Motion carried on a voice vote with no objection.
- 8. Review and Possible Decision on CU1683-11 for Acclaim Performance Horses and LJP Farm, LLC, Towns of Hebron and Sullivan**
Klotz reviewed the reasons that a decision on the petition had been postponed, and explained the submitted information. Motion by Jaeckel, seconded by Reese to approve the conditional use, subject to there being no on-road parking, with parking according to the plan submitted to Zoning and to be updated with the additional parking area volunteered in this meeting. Events shall be conducted as per plan on file; surface water shall be managed per plan submitted and now on file. Manure shall be picked up by Tom Gallitz and disposed of according to the plan submitted and now on file in Zoning. Motion carried on a voice vote with no objection.

9. **Discussion and Possible Decision Regarding Sec. 11.04(f)6 for Replacement of an Existing Farm Residence Built Before January 15, 1975 when the Residence Was Fire-Razed, Such as the Property at N3803 Duck Creek Road, Town of Jefferson**
Klotz explained, and noted that the house at N3803 Duck Creek Road burned 4-5 years ago. The Committee, in this case, found that even though the home was removed several years ago, it could be considered an existing residence under Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion by Nass, seconded by Reese to allow replacement of the home at N3803 Duck Creek Road without rezoning the property. Motion carried on a voice vote with no objection. The Committee further instructed staff to bring similar issues where a home had been removed to a meeting for discussion and decision on how to proceed.

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

10. **Decisions on Petitions Presented in Public Hearing on September 20, 2012:**
APPROVE WITH CONDITIONS R3604A-12 – Rohn Jack & Kathleen Findlay, **W2987 Piper Road**, Town of Cold Spring on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3605A-12 – Wayne Burnett, **W5095 River Drive**, Town of Farmington on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3606A-12 – Linda Maasz-Schaller/J & W Stasch Trust Property, **N794 CTH K**, Town of Koshkonong on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVE R3607A-12 on a motion by Reese, seconded by David & **R3608A-12** on a motion by Reese, seconded by Jaeckel – Lots & Land Real Estate LLC, c/o Pete Gross, **CTH B**, Town of Concord. Both motion carried on voice votes with no objections.
APPROVE R3609A-12 on a motion by Reese, seconded by Jaeckel & **R3610A-12** on a motion by Reese, seconded by David – Lots & Land Real Estate LLC, c/o Pete Gross, **CTH B & Morgans Road**, Town of Concord. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS CU1716-12 – Thomas & Debra Kopps, **W5977 Lieberman Road**, Town of Koshkonong on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1717-12 – Chad Londre/Rubidell Resort Condo Association, Inc. Property, **W6940 Rubidell Road**, Town of Milford on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1718-12 – Norman Stanley/Stanley Real Estate LLC Property, **W8639 Kuehn Road**, Town of Sumner on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3611A-12-Jefferson County Map Amendment for County Parks on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
11. **Future Agenda Items**
There were no suggestions for future agenda items.
12. **Upcoming Meeting Dates**
October 15, 2012, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (**Reese will be absent**)
October 18, 2012, 7:00 p.m. – Public Hearing in Courthouse Room 205 (**David will be absent**)
October 29, 2012, 8:30 a.m. – Decision Meeting in Courthouse Room 203 (**David may be absent**)
November 12, 2012, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 15, 2012, 7:00 p.m. – Public Hearing in Courthouse Room 205
November 26, 2012, 8:30 a.m. – Decision Meeting in Courthouse Room 203

13. Adjourn

Motion by Reese, seconded by David to adjourn at 9:28 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

A digital recording of the meeting is available from the Zoning Department upon request.