

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Dick Jones; Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8 A.M. ON MONDAY, JUNE 2, 2008**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:06 a.m.
- 2. Roll Call**  
Committee members present were Nass, Jones, David, Zastrow and Reese.  
Zoning staff members in attendance were Bruce Haukom, Michelle Staff and Deb Magritz. Patricia Cicero of Land and Water Conservation Department (LWCD) was also present.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Nass noted that open meetings law requirements were being met.
- 4. Review of Agenda**  
Reese stated that the agenda was fine as printed.
- 5. Approval of April 28 and May 9 Meeting Minutes**  
Motion by Reese/Jones to approve both sets of minutes as presented. Motion carried on a voice vote with no objection.
- 6. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 7. Completeness Review for Kutz Dairy LLC/Ronald & Pamela Kutz Property, Towns of Hebron and Jefferson**  
Patricia Cicero summarized a 5/3/08 letter written by LWCD which recommended finding the Kutz Dairy application complete. Motion by Reese/David to find the application complete and to include as conditions the bullet points listed in the LWCD memo. Motion carried unanimously on a roll call vote.
- 8. Completeness Review for Kevin Griswold, Griswold Living Trust Property, Town of Ixonia**  
Cicero read a LWCD memo dated 5/16/08, recommending finding the Griswold application complete. Motion by Reese/Jones to approve the recommendation of LWCD and to find the application complete. Motion carried unanimously on a roll call vote.

9. **Review of Conditional Use CU31-81 Granted to Howard Smith to Allow Consideration of Alternate Methods and New Technology for Waste Management**  
Haukom explained the situation to the Committee, and asked whether they could allow Scott Schneider to complete the five livestock siting worksheets to bring the existing conditional use approval up to today's standards. Cicero explained Dean's Eggs' work with LWCD to date. Motion by Jones/Reese to incorporate current standards into CU31-81. Motion carried on a voice vote with no objection.
10. **Request by Roy & Cindy Lentz to Replace the Home at N7575 STH 26, Town of Watertown at More Than 100 Feet From its Existing Location**  
The request by Roy and Cindy Lentz received on May 14 was read aloud by Haukom. Motion by Reese/David to approve the request; motion carried on a voice vote with no objection.
11. **Review of Outside Storage Proposal for Ski Slide Storage, LLC at N7777 Ski Slide Road, Town of Ixonia**  
Staff explained the proposal. Motion by Reese/Zastrow to approve per plan submitted, with a maximum of eight recreational vehicles permitted. Motion carried on a voice vote with no objection.

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

12. **Decision on Petitions Presented in Public Hearing on January 17, February 21 and April 17, 2008 and Subsequently Postponed:**  
**APPROVED WITH CONDITIONS** 3314A-08 – Pete Gross, Town of Farmington on a motion by David/Jones. Motion carried on a voice vote with no objection.  
**DENIED** 2878A-08M & 3321A-08 – Glen Schilder, Town of Farmington, both on motions by Reese/Jones. Motions carried on voice votes with no objection.  
**APPROVED WITH CONDITIONS** 3317A-08 on a motion by Reese/David & 3322A-08 on a motion by David/Reese for Nate Holland, Town of Jefferson. Motions carried on voice votes with no objection.  
**POSTPONED** 3328T-08 – Jefferson County Text Amendment Regarding Modifying Area Allowed for Farm Consolidations on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.

**A break was taken at 9:46a.m.; the meeting resumed at 9:51 a.m.**

13. **Decision on Petitions Presented in Public Hearing on May 15, 2008:**  
**APPROVED WITH CONDITIONS** 3330A-08 – Vivian Daye, Town of Waterloo on a motion by Reese/Jones. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3333A-08 – Rock River Farm LLC, Town of Farmington on a motion by Zastrow/Reese; motion carried on a voice vote with Nass dissenting. **APPROVED** 3334A-08 - Rock River Farm LLC, Town of Farmington on a motion by Reese/Zastrow; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3331A-08 – Monte Olszewski/Eleanor Hahn Property, Town of Farmington on a motion by David/Reese. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3332A-08 on a motion by Zastrow/Reese and 2316A-08M on a motion by Reese/Zastrow for Gerrit & Judy Peters, Town of Concord. Both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** CU1504-08 – Robert & Angela Lemke/Lemke’s Real Estate LLC, Town of Jefferson on a motion by Reese/Jones. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1505-08 – Verizon Wireless/Carl & Karen Kitzinger, Town of Hebron on a motion by Reese/David. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3329A-08 on a motion by Jones/David & CU1503-08 on a motion by Zastrow/David – Town of Koskonong petitions. Both motions carried on voice votes with no objection.

**14. Discussion Regarding Accessory Structures Designed to Look Like Habitable Structures**

Haukom explained the situation to date. Motion by Nass/David to issue a permit to Robert Peot for his existing structure as a shed, a non-habitable structure with no running water. Motion carried on a voice vote with no objection. Zoning staff shall work further on language to better define the issue.

**15. Information Regarding Lake Ripley Management Floodplain Study**

Haukom and Andy Erdman, Land Information Office Director gave information regarding the study.

**16. Upcoming Meeting Dates**

June 13, 2008 @ 8 a.m. – Site Inspections Leaving From Courthouse Room 203

June 19, 2008 @ 7 p.m. – Public Hearing in Courthouse Room 205

June 30, 2008 @ 8 a.m. – Decision Meeting in Courthouse Room 203

July 11, 2008 @ 8 a.m. - Site Inspections Leaving From Courthouse Room 203

July 17, 2008 @ 7 p.m. – Public Hearing in Courthouse Room 205

July 28, 2008 @ 9:30 a.m. – Decision Meeting in Courthouse Room 203

**17. Adjourn**

Motion by Reese/Jones to adjourn at 11:24 a.m. Motion carried on a voice vote with no objection.

**Donald Reese, Secretary**