

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING 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  
8:30 A.M. ON MONDAY, NOVEMBER 30, 2009**

**1. Call to Order**

The meeting was called to order by Vice-Chair David at 8:30 a.m.

**2. Roll Call**

Committee members present at 8:30 were David, Don Reese, Lloyd Zastrow and Dick Jones. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz. Guests were Andy Erdman, Mark Watkins, Phil Ristow, John Kannard, Dennis Heling, Sharon Schmeling, John Molinaro, Steve Grabow and Steve Larson.

**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.

**5. Approval of October 26, November 13 and November 19, 2009 Meeting Minutes**

Motion by Reese/Zastrow to approve the 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. Discussion and Possible Action on Resolutions/Contracts Regarding Community Development Block Grant Applications**

- Jefferson County-Rock River Restudy Proposal for Updated LIDAR and Orthophotos
- Addition of and Prioritization of Floodplain Studies of Rock River Tributaries
- Lake Ripley Study/Floodplain Map Amendment

Erdman gave a recap on updating the county terrain model and quality control model with 6" resolution ortho imagery at a cost of approximately \$340,000. The Department of Natural Resources has encouraged Jefferson County to apply for a grant, since the county is considered at at-risk area. Klotz noted that we will ask to have every named stream studied.

Nass arrived at 8:35 am.

Erdman explained that Community Development Block Grants receive 100% funding, and that applications are due on December 4. Ristow added that County Board has pre-authorized the grant application process. Erdman also asked for authorization to proceed with using the \$43,725 budgeted funds for a 12" resolution product if grant funds are not

available. If funding is received, we could go back to County Board in February with a different contract. Another option is to do a request for proposal to consult with a group outside the consortium. Erdman asked for approval to contract with the consortium; Ayres and Associates is a vendor for the consortium. Motion by Reese/David to go ahead with a resolution to County Board regarding these issues, with the resolution to be written by Corporation Counsel. Motion carried on a voice vote with no objection.

**8. Jefferson County Comprehensive Plan (With Economic Development Emphasis) Ten Year Update – Review Phase 2 Report**

Grabow handed out the Phase 2 Report and introduction and explained integrating the vision and assessment of the 1999 plan with updates. A timeline for having the updates done was discussed. In response to questions about a transportation element, Grabow explained that major policy changes were not proposed. He pointed to and explained the adoption and implementation chapter and follow up.

**9. Farmland Preservation Program-Chapter 91 of State Statutes**

- Extension Request
- Self-Certification for Plan and Ordinance
- Planning Grant Application

Approval of Jefferson County's extension was received on November 25, 2009, with no comments about changes needed from DATCP. Ristow explained that the attempt to mesh the current plan with Chapter 91 requirements may be very difficult; Klotz suggested that hiring a planner may be necessary to put both regulations together. Molinaro recommended applying for planning grants and then approaching the Finance Committee for any additional funding needed. Motion by David/Jones to pursue a grant, put out a request for proposals and approach the Finance Committee for proper funding. Motion carried on a voice vote with no objection.

**10. Discussion Regarding Hoard's Manure Storage Structure With Corporation Counsel and LWCD Director**

Roll call was taken for ATCP51 compliance: Nass, Reese, Zastrow, David, Jones Watkins, Ristow, Klotz and Steve Larson acknowledged their presence. Watkins explained the situation to date to those present. Additional input was offered by Ristow, Larson, Klotz and David. Klotz asked whether there was consideration given to reducing animal numbers, and Larson answered no, that in fact that may be counterproductive to finding the leaks. Ristow questioned Larson as to Hoard's intent to empty the pit; Larson stated that they would rather not. It was pointed out that the monitoring plan states that no material be added in the event of a leak. The consensus from the Committee was to put this on the next possible agenda when additional information from Hoards becomes available.

A break was taken at 10:27 a.m. The meeting resumed at 10:30 a.m.

**11. Determination of Completeness of Application for an Intensive Ag Operation - Jon Hartwig, Town of Koshkonong**

Roll call was taken for ATCP51 compliance. Nass, Reese, Zastrow, David and Jones acknowledged their presence. Watkins, after his office's technical review, recommended

finding the application complete. Motion by Reese/David to find the application complete. A voice vote was taken with no objection, and then a roll call vote was taken, with Nass, Reese, Zastrow, David and Jones all voting in favor of acceptance.

**12. Discussion and Potential Action on Possible Violation at W2768 CTH B, Donald Kerzner Property, Town of Farmington**

Correspondence of November 20, 2008 was read aloud by Klotz. Motion by Zastrow/Jones to proceed with a citation for having material outside the designated storage area; that motion was amended to allow the property owner 30 days to apply for a revision to his existing conditional use permit. If no application is received in that time period, the conditional use will be revisited.

**13. Discussion Regarding Hawk-Harrier and Mew in an R-2 Zoned Subdivision Under Household Pets**

Motion by Reese/Zastrow to recognize a hawk as a household pet, thereby allowed it as an accessory use in a Residential R-2 zone. Motion carried on a voice vote with no objection.

**14. Request by Ohne Raasch for a 4.8-Acre Farm Consolidation on Kuhl Trust Property, N7399 North Shore Rd, Town of Waterloo**

Motion by Reese/Jones to modify the request for 4.8 acres and to allow lesser acreage, with the new south lot line being drawn immediately south of the fenced barnyard area. Motion carried on a voice vote with no objection.

**15. Request by Ken & Gerard Kau for a 5-Acre Farm Consolidation at W650 STH 59, Town of Palmyra**

Motion by Reese/Jones to modify the request and reduce the lot size, keeping a 66-foot access strip but eliminating the area south of the drive from the lot. Motion carried on a voice vote with no objection.

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

**16. Review of Revised Preliminary CSM for Petition 3074A-05, Originally Approved 10/11/05 by County Board for Christine Hoffmann Property Near N6031 Willow Glen Road, Town of Concord**

Motion by Zastrow/Reese to approve the revised preliminary map. Motion carried on a voice vote with no objection.

**17. Decision on Petitions 3337A-08 and 3338A-08 for Concord Wisconsin Properties, LLC, Town of Concord, Presented in Public Hearing on June 19, 2008 and Subsequently Postponed**

Motion by David/Jones to approve Petition 3337A-08 and motion by David/Reese to approve Petition 3338A-08 as revised. Both motions carried on voice votes with no objection.

- 18. Decision on Petitions Presented in Public Hearing on November 19, 2009:**  
**POSTPONED** 3428A-09, 3429A-09 & CU1598-09 for Jeremy Feutz/Paul & Denise Zanoni Property, Town of Farmington on a motion by Nass/Jones. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3430A-09 – John Kannard, Town of Sullivan on a motion by Zastrow/Reese. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3431A-09 – Mike & Sarah Walter, Town of Milford on a motion by Reese/Jones. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3440A-09 – Clarence Draeger, Town of Koshkonong on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.  
**POSTPONED** 3432A-09 – Dale Weis, Town of Farmington on a motion by Zastrow/Jones. Motion carried on a voice vote with no objection.  
**POSTPONED** 3433A-09 on a motion by Reese/Zastrow & **APPROVED** 3434A-09 on a motion by Reese/Jones – Dale Weis, Town of Jefferson. Both motions carried on voice votes with no objection.  
**APPROVED WITH CONDITIONS** 3435A-09 on a motion by Zastrow/Reese & 3436A-09 on a motion by Jones/Reese – Heath Schluter, Town of Farmington. Both motions carried on voice votes with no objection.  
**APPROVED WITH CONDITIONS** 3437A-09 – Mike & Sarah Walter, Town of Milford on a motion by Reese/Jones. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3438A-09 – Dennis & Sally Kutz, Town of Jefferson on a motion by Zastrow/Reese. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3439A-09 – Dennis, Sally & John Kutz, Town of Koshkonong on a motion by Reese/Jones. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1599-09 – K & H Properties, LLC/Oak Grove LLC & Abilities Inc Property, Town of Hebron on a motion by Jones/Zastrow. Motion carried on a voice vote with no objection  
**APPROVED WITH CONDITIONS** CU1600-09 – Dan V Wensch, Town of Milford on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.
- 19. Approval of Agenda Items by Committee Chair**  
Klotz explained that agenda items will be run by the Committee Chair for approval.
- 20. Upcoming Meeting Dates**  
December 11, 8 a.m. – Site Inspections Leaving From Courthouse Room 203  
December 17, 7 p.m. – Public Hearing in Courthouse Room 205  
December 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
January 8, 8 a.m. – Site Inspections Leaving From Courthouse Room 203  
January 21, 7 p.m. – Public Hearing in Courthouse Room 205  
February 1, 8:30 a.m. – Decision Meeting in Courthouse Room 203
- 21. Adjourn**  
Motion by Reese/Jones to adjourn the meeting at 12:49 p.m. Motion carried on a voice vote with no objection.