

**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 A.M. ON MONDAY, JULY 27, 2009**

1. Call to Order

The meeting was called to order by Chairman Nass at 8 a.m.

2. Roll Call

Committee members present were Nass, Jones, Zastrow, David and Reese. Sharon Schmeling, Gary Petre and John Molinaro were in attendance. Zoning Department staff present included Rob Klotz and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

Nass 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 June 29, July 10 and July 16, 2009 Meeting Minutes

Motion by Reese/Jones 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)

Jones commented that he was told Columbus Township copied our plan and was very complimentary regarding it.

7. Discussion and Possible Action on Livestock Siting Permit Fee Increase for Land and Water Conservation Department-Mark Watkins

The Land and Water Conservation Committee unanimously recommended requiring a \$1,000 livestock siting permit fee. The current \$300 fee does not cover costs associated with issuing the permit. Motion by Reese/Jones to increase the fee to \$1,000; motion carried on a voice vote with no objection. It was noted that 80% of the fee goes to the Land and Water Conservation Department, and 20% of the fee comes to Zoning.

8. Discussion and Possible Action On Chapter 91, State Statutes, Farmland Preservation Program

Klotz reported that he was budgeting \$50,000 for planning purposes to comply with the Farmland Preservation Program (FPP). An email response from Keith

Foye, Department of Agriculture, Trade and Consumer Protection (DATCP) to Michelle Staff's questions regarding the program was read aloud by Klotz. It was explained that the County can ask for an extension for plan certification, but Klotz expressed concern that the department is approximately \$72,000 away from budget goals, and is being given additional unfunded mandates.

Watkins reported that Jefferson County has 134,000 acres under plan for FPP, involving between 850 and 900 participants. The state proposes a \$7.50/acre tax credit under the program for participants. Klotz added information regarding proposed conversion fees amounting to nearly \$1,000/acre.

John Molinaro suggested that the County apply for an extension and grant for planning purposes immediately. Steve Nass stated that the cost of doing business needs to include additional fees to users.

(The digital recorder battery stopped at this point in the meeting. The remainder of the discussion for this item was not recorded.)

The Committee recommended adopting an additional \$100 fee for conversion fee processing, which would help to cover Zoning Department expenses for the program.

Motion by Reese/David to apply for a two-year extension from DATCP. Based upon that motion, Gary Petre added that he would be inclined to remove the \$50,000 in planning costs from the 2010 budget. Motion carried on a voice vote with no objection.

9. Zoning Budget

Based upon the previous discussion, the Committee directed that the \$50,000 budgeted for planning costs be cut from the 2010 budget. A calculation of conversion fee processing monies should be made and included in the upcoming budget.

10. Discussion and Possible Action on Junk Complaints at N7002 CTH X, N7233 Shade Lane and W3649 Buske Lane, Town of Farmington

The Committee inspected the site and found no problem. Motion by David/Zastrow that the Zoning Department take no action on these complaints.

11. Discussion Regarding Accepting Rezoning and Conditional Use Applications Prior to Town Approval

Motion by Jones/David to implement the process of not putting a petition on public hearing until the information is complete, including having a town board decision, and to do so by October 1, 2009. Nass also asked that a letter be sent to the Towns explaining the process. Motion carried on a voice vote with no objection.

- 12. Request by Norm Hartwig to Allow a Five-Acre Farm Consolidation at N2348 Kutz Road, Town of Koshkonong**
Motion by Nass/Jones to deny the request because it doesn't meet ordinance requirements. Motion carried on a voice vote with no objection.
- 13. Request by Nancy Law-Harris to Replace the Home at W2847 CTH Y, Town of Hebron, Approximately 425 Feet From Its Existing Location**
Motion by Nass/David to conduct a site inspection prior to making a decision on this request. Motion carried on a voice vote with no objection.

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

- 14. Decisions on Petitions Presented in Public Hearing on September 21, 2006 and June 18, 2009 and Subsequently Tabled:**
POSTPONED 3207A-06 – G Dixon Telfer, Town of Hebron on a motion by Nass/David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3407A-09 – Linda Sue Rice Miles, Town of Cold Spring on a motion by Reese/David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1569-09 – Donald Schneider/Ruth Woodward Estate, Town of Cold Spring on a motion by Jones/Reese. Motion carried on a voice vote with no objection.

A break was taken at 9:35 a.m. The meeting resumed at 9:40 a.m.

- 15. Decisions on Petitions Presented in Public Hearing on July 16, 2009:**
APPROVED WITH CONDITIONS 3412A-09 on a motion by Jones/Zastrow & **APPROVED WITH CONDITIONS** CU1579-09 on a motion by Nass/Reese for Dalhart Holzhueter, Town of Milford. Both motions carried on voice votes with no objection.
POSTPONED 3413A-09 & CU1580-09 – Herb Vincent, Town of Koshkonong on a motion by Nass/David. Motion carried on a voice vote with no objection.
POSTPONED 3414A-09 & CU1581-09 – David & Jaymie McCoy, Town of Farmington on a motion by Jones/Zastrow. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3415A-09 – Allen Carlson, Town of Sumner on a motion by Reese/David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3416A-09 – Richard Traxler/Scott & Jane Eikland Property, Town of Oakland on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3417A-09 & 3418A-09 – Doug Wollin/Edwin & Kathryn Wollin, Erich & Mia Wollin Property, Town of Milford, both on motions by Reese/David. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS 3419A-09 on a motion by Reese/Jones,
APPROVED WITH CONDITIONS 3420A-09 on a motion by Reese/David &
APPROVED WITH CONDITIONS CU1582-09 on a motion by Jones/Reese
for John R Schultz/JCMS, LLC Property, Town of Lake Mills. All three motions
carried on voice votes with no objection.

APPROVED WITH CONDITIONS 3421A-09 – John & Marcia Herr, Town of
Sullivan on a motion by Reese/Jones. Motion carried on a voice vote with no
objection.

APPROVED WITH CONDITIONS 3422A-09 – John & Marcia Herr/Bark
River Game Preserve, Town of Sullivan on a motion by Jones/Zastrow. Motion
carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1583-09 – Ames Construction Inc/Scott
Beerbohm Property, Town of Watertown on a motion by Zastrow/Jones. Motion
carried on a voice vote with David opposed.

APPROVED WITH CONDITIONS CU1584-09 – Ames Construction
Inc/Betty Montgomery Property, Town of Watertown on a motion by
Reese/Jones. Motion carried on a voice vote with David opposed.

APPROVED WITH CONDITIONS CU1585-09 – Ray Leanna Construction
Inc/Dale Jon Fraaza Trust, Richard & Pamela Fraaza Property, Town of Palmyra
on a motion by Nass/Reese. Motion carried on a voice vote with no objection.

DENIED CU1587-09 – Juanita Wendt and Charles Lenz/Todd A Brunner
Property, Town of Hebron on a motion by Nass/David. Motion carried on a voice
vote with no objection.

APPROVED WITH CONDITIONS CU1588-09 – Walter Wagner, Town of
Cold Spring on a motion by Reese/Jones. Motion carried on a voice vote with no
objection.

APPROVED WITH CONDITIONS CU1589-09 – H James & Sons Inc/Ronald
& Susan Pitzner Trust Property, Town of Aztalan on a motion by Reese/Jones.
Motion carried on a voice vote with no objection.

16. Upcoming Meeting Dates

August 14 @ 8 a.m. – Site Inspections Leaving From Courthouse Room 203 –
Nass will be absent

August 20 @ 7 p.m. – Public Hearing in Courthouse Room 205

August 31 @ 8 a.m. – Decision Meeting in Courthouse Room 203

September 11 @ 8 a.m. – Site Inspections Leaving From Courthouse Room 203

September 17 @ 7 p.m. – Public Hearing in Courthouse Room 205

September 28 @ 8 a.m. – Decision Meeting in Courthouse Room 203

17. Adjourn

Motion by Nass/Zastrow to adjourn at 11:07 a.m. Motion carried on a voice vote
with no objection.

Donald Reese, Secretary

A digital recording of this meeting is available in the Zoning Department.