

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Rick Kuhlman; Amy Rinard*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JUNE 28, 2010**

- 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, Reese and Rinard. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Klotz verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**  
No changes were proposed.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 6. 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**  
Roll call was taken with John Molinaro, Greg David, Amy Rinard, Don Reese, Rob Klotz, Michelle Staff, Deb Magritz, Phil Ristow, Mark Watkins, Bob Pofahl of Resource Engineering and Brian Knox of Hoard's Dairyman Farm in attendance. Watkins and Ristow explained the situation to date and the monitoring plan proposal. Questions were asked and answered regarding testing procedures. Pofahl spoke regarding performance standards versus design standards. David asked for monthly monitoring after October 1, rather than quarterly monitoring. Motion by Reese/Rinard to approve with monitoring monthly for at least a year, subject to review requested by the permit holder, and with minor, non-substantive changes as may be found necessary by the Land and Water Conservation Department. Roll call vote showed David, Rinard and Reese in favor; motion carried.
- 7. Discussion of Blasting Requirements in Wisconsin Stats Chapter Comm 7 and Conditional Use Permits**  
Copies of the statute were handed out by Klotz; he pointed out that the state regulates blasting, but that the County does not have an ordinance that regulates the activity and therefore cannot be stricter than the state unless specifically allowed by statute.

8. **Update on Chapter 91 Farmland Preservation Plan and Ordinance Recertification**  
Klotz handed out a preliminary draft of the current program and scenario options dated June 21, 2010 and explained action to date.
9. **Review of CU1385-05 for Change to Bark River Campground Plan, Town of Sullivan**  
Klotz explained the land use permit request by a camper at Bark River Campground which led to the discovery that the most recent campground expansion was not done exactly as according to plan. A new campground plan has been requested and when submitted, will be reviewed by Committee.
10. **Review of Conditional Use CU1539-08 for Michael Kramer, Town of Palmyra**  
Klotz read aloud a letter dated June 22, 2010 from Kramer and explained the situation. The Committee felt that it would be appropriate for the petitioner to go back to public hearing if he decided to change his plan.
11. **Discussion and Possible Action on Petition 3480A-10 for Koshkonong Mounds Resort, Presented in Public Hearing on May 20, 2010 and Subsequently Recommended for Denial**  
Klotz explained the difference between a small request which a Town and sanitary district approve versus a large scale development. Motion by Reese/Rinard to postpone making any decision until more Committee members are present.

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

12. **Decisions on Petitions Presented in Public Hearing on May 20, 2010 and Subsequently Tabled:**  
**POSTPONED** 3481A-10 – Donald Lott, Town of Concord on a motion by Reese/Rinard; motion carried on a voice vote with no objection.  
**APPROVED** 3485T-10 – Jefferson County Text Amendment re: Food Stand – privately owned, associated with recreational use on a motion by Reese/Rinard; motion carried on a voice vote with no objection.
13. **Decisions on Petitions Presented in Public Hearing on June 17, 2010:**  
**APPROVED WITH CONDITIONS** 3486A-10 – Mark Mansfield/Curtis & Helen Mansfield Property, Town of Aztalan on a motion by Reese/Rinard; motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1625-10 – Robert Vallier/Garry Anderson Property, Town of Concord on a motion by Rinard/Reese; motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1626-10 – First Baptist Church, Inc., Town of Ixonia on a motion by Reese/Rinard; motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1627-10 – Rock Road Companies, Inc/Charles & Kathy Naber, Town of Koshkonong on a motion by Reese/Rinard; motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1628-10 – Laurel Barklow/Barbara Nahmens Property, Town of Milford on a motion by Rinard/Reese; motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1629-10 – Charles & Lynn Mauer, Town of Oakland on a motion by Reese/Rinard; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1630-10 – Bradley & Carissa Gorkowski,  
Town of Waterloo on a motion by Reese/Rinard; motion carried on a voice vote with no  
objection.

**14. Upcoming Meeting Dates**

July 12, 8 a.m. – Site Inspections Leaving from Courthouse Room 203

July 15, 7 p.m. – Public Hearing in Courthouse Room 205

July 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 16, 8 a.m. – Site Inspections Leaving from Courthouse Room 203

August 19, 7 p.m. – Public Hearing in Courthouse Room 205

August 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**15. Adjourn**

Motion by Reese/Rinard to adjourn at 10:59 a.m. Motion carried on a voice vote with no  
objection.

Don Reese, Secretary

A digital recording of the proceedings is available in the Zoning Department