

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

*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, SEPTEMBER 20, 2010**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**  
Committee members present were Nass, Rinard, Kuhlman and Reese. David was absent and excused. Zoning Department personnel in attendance were Rob Klotz, Michelle Staff and Deb Magritz. Paul Marshall signed in as a guest.
- 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.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 6. Approval of August 30, September 13 and September 16, 2010 Meeting Minutes**  
Motion by Reese/Rinard to approve the August 30 minutes as presented. Motion carried on a voice vote with no objection. Motion by Rinard/Kuhlman to approve the September 13 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese/Rinard to approve the September 16 minutes as presented. Motion carried on a voice vote with no objection.
- 7. Request from Board of Adjustment for Definition of “Structure”**  
Klotz explained the situation to date, and read the definition of “structure” from the floodplain ordinance. Motion by Nass/Rinard to recognize a totem pole as a structure based upon that definition. They further noted that the floodplain ordinance was approved and adopted by the Planning and Zoning Committee and the County Board. Motion carried on a voice vote with no objection.
- 8. Review of and Possible Action on Request for Outside Storage in the Industrial Zone at W1247 Industrial Drive, Town of Ixonia, PIN 012-0816-2722-005**  
Motion by Reese/Kuhlman to postpone action for Town review. Motion carried on a voice vote with no objection.
- 9. Review of and Possible Action on the Committee’s 9/13/10 Site Inspection at W6619 Timberline Ct., Town of Milford, Norman Wrench Property**

The Committee visited the site on September 13 and saw nothing specifically against zoning regulations; therefore, they took no action.

**10. Review and Approval for Forwarding to Public Hearing a Resolution According to Wisconsin State Stats 59.69(3) General Development Plan and Ordinance According to Wisconsin State Stats 66.1001 Comprehensive/Smart Growth Plan and Schedule Public Hearing Date**

Klotz handed out a resolution from the Economic Development Consortium and explained, and Phil Ristow, Corporation Counsel added information for the Committee. Nass noted that the resolution needs a fiscal note and asked who would present this to the County Board. Motion by Nass/Rinard to approve forwarding to hearing the resolution, with a fiscal note attached, and the ordinance

**11. Approval of Scenario Choice and Recommendation for Vandewalle and Associates to Prepare the 2010 Farmland Preservation Plan Update**

The Steering Committee chose Scenario B; motion by Reese/Nass to move forward with Scenario B and the recommendation of the Steering Committee. Klotz noted that he and Staff and the planners from Vandewalle and Associates will be meeting with DATCP on September 28.

**12. Discussion Regarding Zoning Department Budget**

Klotz explained ongoing budget concerns.

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

**13. Decisions on Petitions Presented in Public Hearing on September 16, 2010:**

**APPROVE WITH CONDITIONS** 3490A-10 – Jeffrey Becker/Steven & Jody Knoebel Property, Town of Farmington on a motion by Nass/Rinard; motion carried on a voice vote with no objection.

**POSTPONE** 3491A-10 – Ed & Caroline Soleska, Town of Farmington on a motion by Nass/Reese; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3492A-10 – Richard Jaeger, Town of Ixonia on a motion by Reese/Kuhlman; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3493A-10 – Al Vogel/George Niebler Trust Property, Town of Jefferson on a motion by Reese/Rinard; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3494A-10 – Eugene Hasel, Town of Lake Mills on a motion by Reese/Rinard; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3495A-10 – Ora & Ruby Duwe, Town of Milford on a motion by Reese/Rinard; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3496A-10 – Stephen A. Johnson, Town of Waterloo on a motion by Nass/Reese; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** 3497A-10 – Kevin Horack, Town of Watertown on a motion by Kuhlman/Reese; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1634-10 – David Gust & Elisa Ruer, Town of Concord on a motion by Nass/Kuhlman; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1635-10 – Ray Leanna Construction Inc./Paul & Kristin Reilly Property on a motion by Reese/Nass; motion carried on a voice vote with no objection.

Roll call was taken, with Nass, Rinard, Kuhlman and Reese present. Motion by Nass/Kuhlman to **APPROVE WITH CONDITIONS** CU1636-10 – Cold Spring Egg Farm Inc., Town of Palmyra. A roll call vote showed Nass, Rinard, Kuhlman and Reese in favor of the motion.

**14. Upcoming Meeting Dates**

**NO MEETING WILL BE HELD** October 18, 2010, 8 a.m. Site Inspections Beginning in Courthouse Room 203

**NO MEETING WILL BE HELD** October 21, 2010, 7 p.m. Public Hearing in Courthouse Room 205

October 25, 2010, 8:30 a.m. Decision Meeting in Courthouse Room 203

November 15, 2010, 8 a.m. Site Inspections Beginning in Courthouse Room 203

November 18, 2010, 7 p.m. Public Hearing in Courthouse Room 205

November 29, 2010 8:30 a.m. Decision Meeting in Courthouse Room 203

**15. Adjourn**

Motion by Kuhlman/Reese to adjourn at 9:53 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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