

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JANUARY 26, 2015**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:30 a.m.
  - 2. Roll Call**  
Nass, David, Reese and Jaeckel were present. Rinard was absent at 8:30 a.m.
  - 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 to the agenda.
  - 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
  - 6. Communications**  
There were no communications.
  - 7. Approval of December 29, 2014, January 12, 2015 and January 15, 2015 Meeting Minutes**  
Motion by Reese, seconded by Jaeckel to approve the December 29, 2014 minutes as presented. Motion carried on a voice vote with no objection.  
  
Motion by Reese, seconded by Jaeckel to approve the January 12, 2015 minutes as presented. Motion carried on a voice vote with no objection.  
  
Motion by Jaeckel, seconded by Reese to approve the January 15 minutes as presented. Motion carried on a voice vote with no objection.
- Rinard arrived at 8:32 a.m.
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**  
Revenues for 2014 map sales were at 97% of predictions, Erdman explained. Land Records revenues came in at 75% of anticipated, but the surveyor's revenues were at 142%, which brought the total budget in the black.
  - 9. Monthly Financial Report for Zoning – Rob Klotz**  
Klotz reported that \$178,000 was realized as revenue in 2014, exceeding the \$154,000

budgeted. January revenues are down as of the date of this report, but with time yet in the month. Klotz has not seen a boom in permits just yet.

**Agenda item #10 will be discussed after #14.**

**11. Review of and Possible Action on a Resolution for St Mary Magdalene Cemetery 2015 Addition**

Klotz explained that a cemetery plat needs approval by the Town and by the Planning and Zoning Committee before going to the County Board. Motion by Nass, seconded by Rinard to approve the resolution approving the cemetery addition, pending approval from the Town, because the Committee accepted St Mary Magdalene's as an existing cemetery. Motion carried on a voice vote with no objection.

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

**12. Review of and Possible Action on Request for Modification of Petition R3757A-14 for Joshua Davis on PIN 030-0813-1412-002, Approved by the Planning and Zoning Committee on November 24, 2014 and by County Board on December 9, 2014**

Motion by Nass, seconded by Jaeckel to approve the modification, adding 0.1 acre. Motion carried on a voice vote with no objection.

**13. Review of Postponement on Petition R3777A-14 for Adrian and Melissa Zirbel on PIN 020-0814-2233-001 in the Town of Milford, Presented in Public Hearing on December 18, 2014**

Motion by Jaeckel, seconded by Nass to stick with the original decision. After discussion, Jaeckel asked that his motion be rescinded; he made a new motion that the petitioners come back to public hearing to supply new testimony. Rinard seconded the motion, which carried on a voice vote with no objection. No additional hearing fee will be required.

**14. Decisions on Petitions Presented in Public Hearing on January 15, 2015:**

**POSTPONED DECISION ON R3779A-15** – Breakout Investments/Thomas & Leigh Cheesebro Property, Town of Sullivan on a motion by Jaeckel, seconded by David. Discussion followed. Motion was changed for postponement. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3780A-15** – Shirley Wagi/Lucht-View LLC Property, Town of Hebron on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**POSTPONED DECISION ON R3781A-15** – John & Nancy Burton, Town of Palmyra on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3782A-15** on a motion by Reese, seconded by Jaeckel & **R3783A-15** on a motion by Reese, seconded by Jaeckel for Dave Froelich/Floyd & Sally Froelich Trust Property, Town of Sullivan. Both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS CU1807-15** – Jake Kelchner/Jacob, Robert & Judith Kelchner Property, Town of Concord on a motion by Reese, seconded by Rinard. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1808-15** – Russell Hartwig, Town of Farmington on a motion by Nass, seconded by David. A roll call vote was taken with Jaeckel abstaining, and with Nass, Reese, Rinard and David voting in favor.

**APPROVED WITH CONDITIONS** CU1809-15 – Wagi Apartments LLC, Town of Hebron on a motion by David, seconded by Rinard. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1810-15 – Dustin & Melissa Stanul, Town of Koshkonong on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.

**10. Comprehensive Plan and Agricultural Preservation and Land Use Plan Annual Review**

Klotz explained; he noted that Jefferson County is at 10% of build out. The Agricultural Preservation and Land Use Plan must be updated by 2022, and the Comprehensive Plan must be updated by 2020. Committee members stated that they have not been contacted about negatives concerning the plans.

**15. Possible Future Agenda Items**

Wind Energy Ordinance  
Agricultural Uses in a Natural Resource zone with conditional use

**16. Upcoming Meeting Dates**

February 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
February 19, 7:00 p.m. – Public Hearing in Courthouse Room 205- **Klotz will be absent**  
February 23, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
March 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
March 19, 7:00 p.m. – Public Hearing in Courthouse Room 205  
March 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**17. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn at 9:49 a.m. Motion carried on a voice vote with no objection.



Don Reese, Secretary

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

**Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.**

*A digital recording of the meeting will be available in the Zoning Department upon request.*

