

**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, SEPTEMBER 28, 2015**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:30 a.m.

**2. Roll Call (Establish a Quorum)**

Nass, Reese, Jaeckel and Rinard were present at 8:30 a.m. Also present were Blair Ward, Corporation Counsel, and Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department.

**3. Certification of Compliance with the Open Meetings Law**

Reese verified that the meeting was being held in compliance with open meetings law requirements.

**4. Approval of the Agenda**

No changes were proposed.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

There was no public comment.

**6. Approval of August 31, September 14 and September 17, 2015 Committee Minutes**

Motion by Reese, seconded by Jaeckel to approve the August 31 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Rinard to approve the September 14 minutes as presented. Motion carried on a voice vote with Reese abstaining.

Motion by Reese, seconded by Rinard to approve the September 17 minutes as presented. Motion carried on a voice vote with no objection.

**7. Communications**

Klotz updated those present of the potential for getting a \$5,000 Shoreland/ Wetland Ordinance grant.

David arrived at 8:33 a.m.

**8. August Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman noted an uptick in real estate transfers, though his August numbers are skewed due to receipt of a \$1,400 grant. The numbers reflect a slight increase over 2014 revenues. The County Surveyor is also starting to make up revenue with his Highway Department work.

**9. September Monthly Financial Report for Zoning – Rob Klotz**

Klotz noted that revenues are up for the year compared to 2014, but down for the month of September compared to last year.

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

- 10. Discussion and Possible Action on a Request by Paul and Mary Jaeger for Reconsideration of Amendment R3822A-15 for an A-3, Rural Residential Lot, Presented in Public Hearing on August 20, 2015 and Subsequently Postponed**  
The County's postponement letter was read aloud by Klotz. Jaegers' letter was shown on the screen, and Committee discussion ensued. The Committee determined that their motion, second and vote from the August 20 meeting stood; the item remains postponed for redesign.
- 11. Discussion and Possible Action on a Revision of Petition R3821A-15 for Roy Nosek to Create an A-3, Rural Residential Lot, Presented in Public Hearing on August 20, 2015 and Subsequently Postponed**  
Mr. Nosek phoned the Zoning Department and submitted an email requesting more time to consider his options. Motion by David, seconded by Jaeckel to postpone for further redesign. Motion carried on a voice vote with no objection.
- 12. Discussion and Possible Action on Petitions Presented in Public Hearing on September 17, 2015:**  
**APPROVED WITH CONDITIONS R3825A-15** on a motion by Nass, seconded by Jaeckel to create an A-2, Agricultural and Rural Business zone; **APPROVED WITH CONDITIONS R3826A-15** on a motion by Jaeckel, seconded by David to create an A-3, Rural Residential zone; **APPROVED WITH CONDITIONS R3827A-15** on a motion by Reese, seconded by Jaeckel to create an N, Natural Resource zone, all for the James Omdoll Trust property in the Town of Palmyra. All motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS R3828A-15** on a motion by Jaeckel, seconded by Rinard to create an A-2, Agricultural and Rural Business zone; **APPROVED WITH CONDITIONS CU1842-15** on a motion by Reese, seconded by Jaeckel for storage of non-farm equipment/mini warehousing for Raymond & Janet Ross/Edgar Grosenick Property, Town of Ixonia. Both motions carried on voice votes with no objection.

**DENIED R3829A-15 & CU1843-15** – Philip & Sandra Bittorf, Town of Lake Mills to create an A-2, Agricultural and Rural Business zone with conditional use for storage of contractor's equipment and materials/highway signage. A motion by Jaeckel, seconded by David to approve failed on a 1-4 vote with Jaeckel in favor and all other Committee members opposed.

**Petitioner withdrew R3830A-15 & CU1844-15** – JTO Properties, LLC, Town of Watertown (north of East Gate Drive) to create an A-2, Agricultural and Rural Business zone with conditional use for retail sales of agricultural related items not grown on the premises/beekeeping supply sales and storage

**APPROVED WITH CONDITIONS R3831A-15** on a motion by Nass, seconded by David to create two A-2, Agricultural and Rural Business zones; **APPROVED WITH CONDITIONS CU1845-15** on a motion by Reese, seconded by Jaeckel for retail sales of agricultural related items not grown on the premises/beekeeping supply sales and storage; **APPROVED WITH CONDITIONS CU1846A-15** on a motion by Reese, seconded by Jaeckel for sale of farm implements and related equipment, all for JTO Properties, LLC, Town of Watertown (south of East Gate Drive). All three motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS R3832A-15** on a motion by Reese, seconded by Rinard for Steven & Theresa Schluter, Town of Cold Spring to create an A-3, Rural Residential lot; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3815A-15** on a motion by Reese, seconded by Jaeckel for Eldyn Pitzner, Town of Farmington to create an A-3, Rural Residential lot; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3835A-15** on a motion by Jaeckel, seconded by Reese for David Mallow, Town of Ixonia to create an A-3, Rural Residential lot; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3836A-15** on a motion by Jaeckel, seconded by David for Thomas Anfang, Town of Concord to create an A-3, Rural Residential farm consolidation lot at N5207 Pioneer Drive; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3837A-15** on a motion by Jaeckel, seconded by David for Thomas Anfang, Town of Concord to create four new building sites utilizing consolidation of parcels of record on Pioneer Drive; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3838A-15** on a motion by David, seconded by Jaeckel to create an A-3 zone & **APPROVED WITH CONDITIONS R3839A-15** on a motion by Jaeckel, seconded by Reese to create a Natural Resource zone, both on Rocky Lane for Thomas Anfang, Town of Concord; both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS R3840A-15** on a motion by Reese, seconded by Jaeckel for Gina Salmieri/Ione Kerr Property, Town of Farmington to create a Natural Resource zone; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3841A-15** on a motion by Reese, seconded by Jaeckel for Jon W Febock, Town of Lake Mills to create an A-3, Rural Residential zone; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1847-15** on a motion by Jaeckel, seconded by David for Nathan Zinzow, Town of Oakland for an extensive on-site storage structure; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1848-15** on a motion by Jaeckel, seconded by Reese for Kelly & Dustin Schneider, Town of Palmyra for a second dwelling unit structure; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1849-15** on a motion by Jaeckel, seconded by Rinard for Kelly & Dustin Schneider, Town of Palmyra for up to four horses in R-2 zone; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1850-15** on a motion by Jaeckel, seconded by Rinard for Paul & Carmen Sommers, Town of Watertown for an extensive on-site storage structure; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS CU1851-15** on a motion by Reese, seconded by Jaeckel for Rodney Strauss/Everett & Judith Strauss Property, Town of Watertown for storage of contractor's equipment and materials/garage doors, openers, trailers and boat; motion carried on a voice vote with no objection.

Roll call vote was taken, with David, Rinard, Jaeckel, Nass and Reese present. **APPROVED WITH CONDITIONS CU1840-15** on a motion by Reese, seconded by Jaeckel for Dustin Wilke/Wilkes LLC Property, Town of Waterloo for an intensive agricultural operation; motion carried on a roll call vote, with David, Rinard, Jaeckel, Nass and Reese voting in favor.

**13. Possible Future Agenda Items**

Dave Raymond request to determine whether Zoning can legally require a petitioner to obtain Town approvals

**14. Upcoming Meeting Dates**

October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

**Rinard will be absent for the entire month of October**

November 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

**15. Adjourn**

Motion by Reese, seconded by Rinard to adjourn. Motion carried on a voice vote with no objection and the meeting adjourned at 10:53 a.m.



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).**

*A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.*

**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.*