

**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, NOVEMBER 30, 2015**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:31 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:01. Also in attendance were Ben Wehmeier, County Administrator; Blair Ward, Corporation Counsel; Andy Erdman, Director of Land Information; and Rob Klotz, Michelle Staff and Deb Magritz of 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

There were no changes proposed to the agenda.

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 October 26, November 16 and November 19, 2015 Committee Minutes

The October 26 minutes were approved as presented on a motion by Jaeckel, seconded by Reese. The motion carried on a voice vote with no objection.

The November 16 minutes were approved as presented on a motion by Reese, seconded by Rinard. The motion carried on a voice vote with no objection.

The November 19 minutes were approved as presented on a motion by Jaeckel, seconded by Rinard. The motion carried on a voice vote with no objection.

7. Communications

There were no communications.

8. October 2015 Monthly Financial Report for Land Information Office – Andy Erdman

Erdman reported that revenues were up a little from this point last year due to an increase in recorded documents and map sales. The surveyor's revenues have pickup up also.

9. November 2015 Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that revenues from the month of November are down from this point last year, but revenue projections for the year have already been met. Klotz reported that he raised revenue projections for 2016, but not dramatically.

10. Preliminary Plat Review for Balsam Hill Subdivision, Sec. 2, Town of Watertown

Staff noted that the review was postponed from the October 26 meeting, and in that time the surveyor had made the changes requested of him. She recommended approval of the preliminary plat with the conditions expressed in her review. Motion by Reese, seconded by Jaeckel to approve with the conditions as expressed by Staff. Motion carried on a voice vote with no objection.

11. Discussion and Possible Decision on Whether the Proposed Revision to R3822A-15 for Paul & Mary Jaeger, Sec. 6, Town of Ixonia, Should be Returned to Public Hearing Because of its Location Change

Klotz explained that the Jaegers propose changing the location of their request. Motion by Rinard, seconded by Jaeckel to take the petition back to public hearing for the new location, but to not charge an additional rezoning fee. Motion carried on a voice vote with no objection.

The Committee moved to **13. R3798A-15** at this point for the convenience of a guest attending the meeting.

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

13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 16 and Subsequently Postponed:

APPROVED WITH CONDITIONS R3798A-15 – Cindy Krull Begeman to create one new building site on Mansfield Road in the Town of Aztalan on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

12. Discussion and Possible Action on Petition R3829A-15 for Philip and Sandra Bittorf, N7103 Stoney Creek Road, Town of Lake Mills, Returned from the County Board on October 27, 2015

Klotz reiterated facts to date; Ward added his counsel. Lengthy discussion ensued. The Committee discussed sending an ordinance to County Board as required, and in addition including reaffirmation of the original decision. Motion by Rinard, seconded by Reese to stand by the original decision to deny. Jaeckel was opposed; Nass, Reese, Rinard and David voted in favor. There was recommendation by Corporation Counsel to send the conditional use back to public hearing in light of all the new testimony that was given after the September 17 public hearing.

13. Discussion and Possible Action on Petitions Presented in Public Hearing on October 15, 2015 and Subsequently Postponed:

APPROVED WITH CONDITIONS R3844A-15 for Rex & Teresa Nienow/Terrapin Properties to create a new building site on Genz Road in the Town of Ixonia on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3846A-15 for Roger and Sandra Anderson to create a new building site on Grogan Rd and a lot around the home at W6658 Sunset Ln, Town of Koshkonong on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3850A-15 & R3851A-15, both on motions by Reese, seconded by David for John & Lisa Schwaller/Jerome A Karrels & Shirley L Howard Karrels Trust Property to enlarge an existing A-3 zone and create a Natural Resource zone on State Highway 106. Both motions carried on voice votes with no objection.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 19, 2015: APPROVED WITH CONDITIONS R3854A-15 & CU1859-15, both on motions by Jaeckel, seconded by Reese for Steve Zak to create an A-2 zone with conditional use to allow for storage of contractor's equipment and materials at N7769 County Road O, Town of Waterloo. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3855A-15 for Theodore J Mueller to create a 2.67-acre A-3 lot at **W2027 Church Dr** in the Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3856A-15 for Steven Holz to create a 1.6-acre building site on **Lower Hebron Rd and County Road D** in the Town of Hebron on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3857A-15 for Thomas Brown to create a 3-acre farm consolidation lot around the home at **N2033 County Road A**, and two, 1-acre building sites on **Danielson Road** in the Town of Sumner on property owned by Joyce Brown. Motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1860-15 for Classic Seamless Gutters Inc granting a conditional use to allow retailing that is freestanding in an Industrial zone, allowing for a showroom for fireplace and masonry products at **N8209 County Road F**, Town of Ixonia . Motion by Jaeckel, seconded by Rinard; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1861-15 – Evenson Construction Co, Inc/Donald & Susan Ebbert property for a conditional use to allow extension of time limit for mineral extraction at **N2795 Ebbert Lane** in the Town of Oakland and to also allow consideration of a change in conditions for the operation as expressed with CU1624-10 so that when blasting will be conducted or structural evaluations are requested, neighbors within ½ mile radius will be eligible. The current language requires a 1 mile radius. Motion by Nass, seconded by David; motion carried on a voice vote with no objection.

15. Discussion and Possible Action on SB266 (Smart Growth Repeal Bill)

After discussion, Rinard asked that the topic be brought back to the Committee if staff feels there's a need for future action.

16. Announcement of Training Opportunity for the Planning and Zoning Committee on Wednesday, January 27, 2016 at the UW Whitewater Technology Park

Klotz explained; all Committee members will attend and Staff will sign them up.

17. Possible Future Agenda Items

Consideration of Mini-Pigs as Household Pets-this topic will be on the December 21 agenda.

18. Upcoming Meeting Dates

December 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 17, 7:00 p.m. – Public Hearing in Courthouse Room 205-**Rinard will be absent**

December 21, 8:30 a.m. – Decision Meeting in Courthouse Room 203

January 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by Reese, seconded by Jaeckel at 10:37 a.m. to adjourn the meeting. Motion carried on a voice vote with no objection.


Donald 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.

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.