

**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 25, 2016**

- 1. Call to Order**
The meeting was called to order at 8:30 a.m. by Chairman Nass.
- 2. Roll Call (Establish a Quorum)**
Committee members present at 8:30 a.m. included Nass, Reese, Jaeckel and David. Also present were Mark Watkins, Land and Water Conservation Department Director; Andy Erdman, Land Information Department Director; Rob Klotz, Zoning Department Director; and Deb Magritz, Zoning Department Administrative Specialist.
- 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 December 21, 2015, January 18 and January 21, 2016 Committee Minutes**
Motion by Reese, seconded by Jaeckel to approve the December 21, 2015 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the January 18, 2016 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the January 21, 2016 minutes as presented. Motion carried on a voice vote with no objection.
- 7. Communications**
There were two pieces of communication that Andy Erdman had for the Committee, both from Peter Herreid at the Department of Administration (DOA). The first gave approval of the draft Land Information Modernization Plan by the DOA, and the second was for funding approval for the 2016 WLIP application. Erdman further explained.
- 8. December Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman presented his 2015 vs 2014 year revenues, and pointed out that 2015 revenues were pretty close to target.

Rinard arrived at 8:34 a.m.

9. January Monthly Financial Report for Zoning – Rob Klotz

Klotz reported that Zoning revenues were down approximately \$3,000 at this point in January from January of 2015.

10. 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 ATCP51 Regarding the Manure Storage Structural Repair Plan

A roll call was taken, with Reese, Nass, Jaeckel, Rinard and David in attendance. Also in attendance were Rob Klotz of the Zoning Department and Mark Watkins of Land and Water Conservation Department. Watkins reported that a repair plan has not yet been prepared. The theory is that the problem is in the north corner of the structure. Once the repair plan is in place, a live test will again be done. This will remain an agenda item for next month.

11. Consideration of Mini-Pigs as Household Pets

Klotz explained the facts to date. Lavern Georgson of UW Extension gave additional information. Nicole Miller spoke with Dexter, MO officials this morning, who told her that they handle mini-pigs like a dog or cat. Georgson went on to say that mini-pigs are considered an off-shoot of Vietnamese potbelly pigs. He has calls out to the swine team at the state level for more information on these animals. He spoke of genetics and species significance, and stressed that there should probably be an exit strategy for the animals. Motion by Reese, seconded by Rinard to postpone a decision, and to put this item on next month's agenda. Motion carried on a voice vote with no objection.

Please see individual files for a complete record of the following decisions:

12. Reconsideration and Possible Action on a Modification of Petition R1076A-89 for Steve Schluter in the Town of Cold Spring

Klotz explained and surveyor Mark Anderson also explained that the exterior lines will not change, but the interior division would change slightly. Motion by Jaeckel, seconded by David to approve with all the original conditions. There will be no change in total acreage or exterior dimensions. Motion carried on a voice vote with no objection.

13. Reconsideration and Possible Action on Petitions Presented in Public Hearing on August 20, October 15, and December 17, 2015 and Subsequently Postponed:

APPROVE WITH CONDITIONS R3821A-15 for Roy Nosek to create a new building site on Cold Spring Rd in the Town of Koshkonong on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3834A-15 for Saddle Wish Farm LLC, Town of Concord, to create a 2-acre building site across from W131 Concord Center Drive on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with Reese objecting.

APPROVE WITH CONDITIONS R3858A-15 for Wayne & Joanne Armstrong to add two acres to the A-3 zone at W829 US Hwy 12 in the Town of Oakland on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

At this point, discussion moved to CU1864-16 for Philip and Sandra Bittorf.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 21, 2016:

APPROVED WITH CONDITIONS CU1864-16- Philip & Sandra Bittorf for storage of contractor's equipment and materials in an A-2 zone at N7103 Stoney Creek Rd in the Town of Lake Mills on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with Reese and Rinard objecting.

APPROVED WITH CONDITIONS R3862A-16 on a motion by Reese, seconded by Jaeckel & **CU1863-16** on a motion by Jaeckel, seconded by David for Kevin Emrath/EMCO Investments to rezone to A-2 with conditional use for adaptive reuse of a barn at W3733 County Road B in the Town of Farmington. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3863A-16 – Paul & Mary Jaeger to create a 1.8036-acre lot around the pre-1975 home at N9585 Sun-Val Rd and a new 1-acre building site adjacent to it in the Town of Ixonia on a motion by Nass, seconded by Rinard. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3864A-16 – James & Viola Behm to create a 4-acre lot around the pre-1975 home at N3197 County Road A in the Town of Oakland on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

February 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

February 18, 7:30 p.m. – Public Hearing in Courthouse Room 205

February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

March 17, 7:30 p.m. – Public Hearing in Courthouse Room 205

March 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

17. Adjourn

Motion by Reese, seconded by David at 10:15 a.m. to adjourn the meeting. 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.

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.

