

**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, JUNE 27, 2016**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30. Also present were Rob Klotz, Matt Zangl 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

Motion by Jaeckel, seconded by Reese to approve the agenda as presented. It was noted that some items may be moved up for the convenience of those in the audience. Motion carried on a voice vote with no objection.

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 May 31, June 13 and June 16 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the May 31 minutes as presented. Motion carried on a voice vote, with David abstaining.

Motion by Jaeckel, seconded by Reese to approve the June 13 minutes as presented. Motion carried on a voice vote with David abstaining.

Motion by Reese, seconded by Jaeckel to approve the June 16 minutes as presented. Motion carried on a voice vote with David abstaining.

7. Communications

There were no communications.

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

Erdman reported that revenues are a little ahead of last year's. There seems to be a continued upward trend.

9. June Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that even though June revenues as of the 24th are down, things are looking up for the year.

10. Request for Holding Tank Waiver for JTO Properties at W2763 East Gate Drive in the Town of Watertown

Klotz explained the request, and read a letter from Jerry Hoefler, a master plumber. Hoefler stated that he believes a holding tank is the best fit for this property and its intended use. Motion by David, seconded by Jaeckel to approve; motion carried on a voice vote with no objection.

11. Request by M A Mortenson Company for Outside Storage in an Industrial Zone at W1265 Linden Road, Town of Ixonia

This proposal was explained by Klotz, who also read aloud a letter from Eric Riemer of M A Mortenson. A plot plan was previously distributed in the Committee's information packet. Motion by Reese, seconded by Jaeckel to approve as presented, conditioned upon Town approval. Motion carried on a voice vote with no objection.

12. Private On-Site Waste Treatment System Maintenance Letter Issued to PIN 241-0714-3531-043 in the City of Jefferson

Klotz explained the situation to date. Discussion ensued. Motion by Rinard, seconded by Nass to have the home owner proceed with any claim against the County following the legal process beginning with Corporation Counsel. Motion carried on a voice vote with no objection. Motion carried on a voice vote with no objection.

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

13. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2016:

APPROVE WITH CONDITIONS R3897A-16 – Nancy Hook- Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property- Rezone one acre of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3890A-16 – Robert Wagner/Jane Wagner Property - Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property - Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac) on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3892A-16 – Sharilyn DeGolier - Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3893A-16 – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3894A-16 – Steve Saniter/Rachel Raether LE Property - Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property - Rezone 1.01 ac of PIN 020-0814-3241- 001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd** on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property - Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Road** on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3899A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property - Rezone 1.68 ac of PIN 002-0714-2032- 000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property - Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3903A-16 – Jefferson County/Donald & Bonnie Lott Property - Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3904A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3905A-16 – John & Brenda Soden/Charles Soden Trust Property - Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3907A-16 – Scott & Connie Vinz - Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3908A-16 – Scott & Connie Vinz - Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac), on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-3, Agricultural/Rural Residential

APPROVED WITH CONDITIONS CU1879-16 – Daniel Rueth - Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone, on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-3, Agricultural/Rural Residential.

APPROVED WITH CONDITIONS CU1881-16 – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac), on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-1, Exclusive Agricultural.

APPROVED WITH CONDITIONS CU1882-16 – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. The site is in a Residential R-2 zone at **N4762 Indian Point Rd**, Town of Sullivan, on PIN 026-0616-0114-001 (5.023 Ac).

14. Possible Future Agenda Items

15. Upcoming Meeting Dates

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
August 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
August 18, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Reese, seconded by David to adjourn. The meeting adjourned at 10:10 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.

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.