

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

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Rouo

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JANUARY 31, 2011**

- 1. Call to Order**
The meeting was called to order by Vice-Chair David at 8:32 a.m.
- 2. Roll Call**
Members present at 8:32 included Rouo, David, Rinard and Reese. John Molinaro, County Board Chair and Mark Watkins, Director of Land and Water Conservation were also present. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Klotz verified that that meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes were proposed.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Approval of December 16 and December 20, 2010 and January 17 and January 20, 2011 Meeting Minutes**
Motion by Reese/Rouo to approve all four sets of minutes as printed. Motion carried on a voice vote with no objection.

Nass arrived at 8:36 a.m.

- 7. County Board Approval of Land Records Modernization Plan – Andy Erdman**
Erdman reported that the plan was sent out for peer review to Dodge and Rock Counties, and as a result, minor changes were made. Erdman asked the Committee to forward the plan to County Board for its approval. Motion by Nass/Rouo to send a resolution of approval to County Board; motion carried on a voice vote with no objection.
- 8. 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 of ATCP51 Regarding the Manure Storage Structural Repair Plan - Specifically Groundwater Monitoring Proposal**
Roll call attendance was taken, with Rouo, Nass, David, Rinard, Reese, Klotz and Watkins responding. Watkins reported on recent activity; Klotz asked that the item be put on next month's agenda.

9. **Discussion and Possible Action on Resolution to Support Land Trust Farmland Preservation Grant Application**
Nass explained the need for the resolution. Motion by Reese/David to forward it to County Board; motion carried on a voice vote with no objection.
10. **Discussion and Possible Decision Regarding Issues at River Bend Resort**
Klotz reported that the information from River Bend was forwarded to DNR, but that no response has been received to date. No action was taken.
11. **Discussion and Possible Decision on Policy Direction Utilizing Existing Ordinance for Processing Zoning and Land Use Permits on Floodplain Properties re: POWTS**
Klotz explained and asked for Committee input. Motion by Nass/Rouo to make a policy direction change for systems in the floodplain, pending legal review and with direction from Corporation Counsel. Motion carried on a voice vote with no objection.
12. **Discussion of Rabbit Numbers as it Relates to the Definition of Animal Units Found in Sec. 11.02 of the Jefferson County Zoning Ordinance**
Motion by Reese/Nass to use poultry numbers, where 100 constitutes an animal unit, for rabbits. Motion carried on a voice vote with no objection.
13. **Request to Extend the One-Year Zoning Amendment Time Limit Found in Sec. 15.01(j) of the Land Division/Subdivision Ordinance Due to DOT Access Issues at W5467 and W5453 STH 106, Town of Koshkonong**
Klotz explained the situation regarding the approval granted in April of 2010. Motion by David/Reese to extend the 1-year time limit imposed for one more year due to extenuation circumstances. Motion carried on a voice vote with no objection.
14. **Discussion and Possible Action Regarding 2010 Farmland Preservation Plan and Ordinance Update**
- Draft Plan
 - Tentative Meeting Dates
February 21 – Open House at UW-Ext
March 9 – Steering Committee Meeting in Courthouse Room 205

Klotz explained and noted that the dates were now confirmed. Prior to the public open house, an open house for Town officials will be conducted between 5:00 and 7:00 p.m. The public open house will begin at 7:00, and Vandewalle and Associates will give a presentation at 7:15 p.m. The Steering Committee will meet on March 9, likely from 6:00 to 8:00 p.m. in Room 205 of the Courthouse. Klotz also updated the Committee on the consultants' billing for plan work.

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

15. **Decisions on Petitions Presented in Public Hearing on January 20, 2011**
APPROVED WITH CONDITIONS 3503A-11 – Larry & Joy Staude/Patricia Brandt, Charles Rohloff, Joy Staude Properties, Town of Concord on a motion by Nass/Reese; motion carried on a voice vote with no objection.
POSTPONED 3504A-11 – Scott Hahn/Bruce & Shelby Hahn Property, Town of Lake Mills

APPROVED WITH CONDITIONS 3505A-11 – David Staude, Town of Watertown on a motion by Nass/Reese; motion carried on a voice vote with no objection.

POSTPONED 3506A-11 – Tim Steinbach/John, Kim, MJ and TM Steinbach Property, Town of Watertown on a motion by Reese/David; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS 3507A-11 on a motion by Nass/David & 3508A-11 on a motion by Nass/Reese – Andy Didion/Lela Didion Trust Property, Town of Jefferson; both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS CU1643-11 – Tom Stade, William Stade Property, Town of Jefferson on a motion by Nass/Reese; motion carried on a voice vote with no objection.

APPROVED AS AMENDED T3509A-11 – Jefferson County Text Amendment Regarding Shoreland Provisions on a motion by David/Rouo; motion carried on a voice vote with no objection.

16. Year-End Revenue Update

Klotz handed out the monthly breakdown and explained it to the Committee.

17. Upcoming Meeting Dates

February 14, 2011, 8 a.m.-Site Inspections Beginning in Courthouse Room 203-**NASS WILL BE ABSENT**

February 17, 2011, 7 p.m.-Public Hearing in Courthouse Room 205-**NASS WILL BE ABSENT**

February 28, 2011, 8:30 a.m.-Decision Meeting in Courthouse Room 203

March 14, 2011, 8 a.m.-Site Inspections Beginning in Courthouse Room 203

March 17, 2011, 7 p.m.-Public Hearing in Courthouse Room 205

March 28, 2011, 8:30 a.m. Decision Meeting in Courthouse Room 203

18. Adjourn

Motion by Reese/Rouo to adjourn at 10:03 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary