

**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 30, 2012**

- 1. Call to Order**  
The meeting was called to order by Vice-Chair David at 8:30 a.m.
- 2. Roll Call**  
Committee members present were David, Rouo, Rinard and Reese. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**  
There were no changes.
- 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 15, 2011; December 19, 2011; January 16, 2012 and January 19, 2012 Meeting Minutes**  
Motion by Reese, seconded by Rinard to approve the minutes from December 15, 2011; and January 16 and January 19, 2012. Motion carried on a voice vote with no objection.  
  
Motion by Reese, seconded by Rinard to approve the December 19, 2012 minutes as presented. Motion carried on a voice vote with no objection.

**Nass arrived at 8:35 a.m.**

- 7. Communications**
  - a. Discussion and Guidance on a General Plan for Rushing Waters Expansion, Town of Palmyra  
Klotz explained and noted discussion points. He asked the Committee to make themselves familiar with the request and with current ordinance requirements. Peter Fritsch, President of Rushing Waters, spoke about future plans including proposed building expansion. No lodging is proposed for the site.
- 8. Discussion and Action Recommending to County Board a Resolution Incorporating the September 2011 Agricultural Preservation Plan and Updated Map into the County Development Plan as Required by Chapter 59.69(3)**

Phil Ristow, Corporation Counsel explained the situation. A slightly revised ordinance and resolution were handed out. Motion by Reese, seconded by Rinard to approve the amended documents and send them to County Board. Motion carried on a voice vote with no objection.

**9. Committee Review and Possible Decision on Request for Outside Storage at W1325 Elmwood, Town of Ixonia for Mark DeBlieck, Lake Country Marine**

The request from Mark DeBlieck was read aloud by Klotz. Klotz also read an excerpt of the Town's decision. Motion by David, seconded by Reese to approve the request subject to fencing with privacy slats in designated areas as per plan submitted by petitioner. Motion amended by Reese, seconded by Rinard to include that the fencing should be in place by May 31, 2012. Amended motion carried on a voice vote with no objection.

**10. Discussion and Possible Decision Regarding CU1643-11 and CU1037-01 and a Proposed Certified Survey Map Which Would Change the Property Boundaries with Which the Original Conditional Use Permits Were Granted for William Stade, Town of Jefferson**

A concept plan for the land division was handed out to Committee members, and Klotz explained. Pete Stade said that he hopes to buy only the 35 as shown on the concept plan. Motion by Nass, seconded by Reese to take the matter back to public hearing because of the planned changes which would result in the auction facility being on two properties under separate ownership. Motion carried on a voice vote with no objection.

**11. Consideration of an Unclassified, Unspecified Use Under Sec. 11.04(f)6 for Hunt Club/Game Farm Resort and Associated Facilities Requested by Milford Hills Hunt Club, Town of Milford**

A letter from Woodman & Associates dated January 18, 2012 was handed out to Committee members. Klotz explained, and added that cabins would have to be accessory and tied to a conditional use. Woodman presented ideas; questions were answered by Milford Hills personnel in attendance. Motion by Reese seconded by Nass to forward the proposal to the Board of Adjustment. Motion carried on a voice vote with no objection.

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

**12. Decision on Petitions Presented in Public Hearing on January 19, 2012:**

**APPROVED** R3559T-12 – Jefferson County Zoning Ordinance Text Amendment on a motion by Reese, seconded by Nass; motion carried on a voice vote with no objection.

**APPROVED** R3560T-12 – Jefferson County Zoning Ordinance Map Amendment on a motion by Reese, seconded by Rinard; motion carried on a voice vote with no objection.

**POSTPONED ACTION BECAUSE PETITIONS WERE WITHDRAWN** R3561A-12 & CU1686-12 – Kenneth & Susan Rheingans, Town of Sullivan on a motion by Reese, seconded by David; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3562A-12 – William Pendleton, Town of Farmington on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3563A-12 – Micheal & Pamela Ziarnik, Town of Lake Mills on a motion by Reese, seconded by Nass; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1687-12 – Abilities, Inc./Oak Grove LLC Property, Town of Hebron on a motion by Reese, seconded by David; motion carried on a voice vote with no objections.

**APPROVED WITH CONDITIONS** CU1688-12 – Joseph Leetzow/Vera Leetzow Trust Property, Town of Jefferson on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1689-12 – Timberlane Excavating, LLC, Town of Jefferson on a motion by Reese, seconded by Nass; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1690-12 – Timberlane Excavating, LLC, Town of Jefferson on a motion by Reese, seconded by David; motion carried on a voice vote with no objection.

**13. Upcoming Meeting Dates**

February 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

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

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

**14. Adjourn**

Motion by Reese, seconded by Rinard to adjourn the meeting at 10:29 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary