

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

August Lehmann, Chairman; Greg David; Dick Jones; Steve Nass; Don Reese

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8 A.M. ON MONDAY, MARCH 31, 2008**

1. Call to Order

The meeting was called to order by Chairman Lehmann at 8:01 a.m.

2. Roll Call

Committee members present were Lehmann, Reese, David and Jones. Nass had excused himself to attend another meeting. Zoning Department staff members in attendance were Bruce Haukom, Rob Klotz, Michelle Staff and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

Haukom confirmed that the meeting was being held in accordance with open meetings law requirements.

4. Review of Agenda

There were no changes proposed.

5. Approval of March 3 and March 14, 2008 Meeting Minutes

Motion by Reese/David to approve both sets of minutes as written. Motion carried on a voice vote with no objection.

6. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)

There was no public comment.

7. Final Plat Review for The Raven, Town of Ixonia

Staff handed out a report dated 3/31/08 regarding this plat along with copies of the plat. Motion by Reese/Jones to approve provided that the five provisions identified on Staff's report are met prior to signing the final plat. Motion carried on a voice vote with no objection.

8. Final Plat Review for First Addition to Hillcrest Subdivision, Town of Watertown

Staff handed out a report dated 3/28/08 along with copies of the plat. Motion by Reese/Jones to approve provided that the three conditions on that memo are met. Motion carried on a voice vote with no objection.

- 9. Request to Waive Subdivision Plat Requirements for Widmann Trust Property, Town of Jefferson**
Haukom read a letter from Woodman and Associates dated 3/13/08 and explained the request. Motion by Reese/David to waive the subdivision plat requirements, thereby not penalizing the property owner for clustering using consolidation of parcels of record. This proposal provides safer access on a county highway than could be expected on STH 89, and separation of Lot 4 from Lots 1 through 3 because of overhead power lines lends itself to a certified survey map. A friendly amendment by David/Lehmann to the Reese/David motion included the note that this is only one lot over the maximum allowed by certified survey map. Motion carried on a voice vote with no objection.
- 10. Review of Outside Storage Proposal for RB Scott Co/Mickelson Investments, LLP, Town of Ixonia**
A letter dated 3/29/08 from Mickelson was read by Haukom. Motion by David/Reese to approve the outside storage based upon the plans submitted, including a surface runoff plan as part of the land use permit. Modifications to this outside storage plan may be reviewed and approved by the Zoning Director. Motion carried on a voice vote with no objection.
- 11. Review of Outside Storage Proposal for Dunbar Properties, LLC, Town of Ixonia**
Motion by Reese/Jones to approve the outside storage based upon the plan on file and incorporating conditions imposed by the Town of Ixonia, also on file. Motion carried on a voice vote with no objection.
- 12. One-Year Review of Conditional Use CU1447-06 for Timberlane Excavating LLC, Town of Jefferson**
Motion by Reese/David to postpone action for information regarding Timberlane meeting DNR requirements. Motion carried on a voice vote with no objection.
- 13. Review of Approvals on Petitions 2758A-03 and 3275A-07 for Daniel Lapin, Town of Watertown**
Motion by David/Reese to approve the reconfiguration of two, one-acre lots on Gopher Hill and Ash Roads. The new preliminary certified survey map must be approved by the Town. Motion carried on a voice vote with no objection.

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

- 14. Decisions on Petitions Presented in Public Hearing on 2/21/08 and Subsequently Postponed:
MODIFIED AND APPROVED WITH CONDITIONS 3318A-08 – Clarence Draeger, Town of Koshkonong on a motion by David/Reese. Motion carried on a voice vote with no objection.**

APPROVED WITH CONDITIONS 3319A-08 – Charles & Cathy Naber, Town of Koshkonong on a motion by Jones/Reese. Motion carried on a voice vote with no objection.

15. Decisions on Petitions Presented in Public Hearing on 3/20/08:

APPROVED WITH CONDITIONS 3324A-08 – Bill Widmann/Evelyn B. Widmann Trust Property, Town of Jefferson on a motion by Nass/Jones. Motion carried on a voice vote with no objection.

POSTPONED 3323A-08, CU1497-08 & CU1498-08 – Herbert Vincent, Town of Koshkonong on a motion by David/Reese. Motion carried on a voice vote with no objection.

MODIFIED AND PRELIMINARILY APPROVED WITH CONDITIONS 3325A-08 – Carol L. Bohringer, Town of Concord on a motion by Nass/Reese. Motion carried on a voice vote with no objection.

16. Upcoming Meeting Dates

April 11, 2008, 8 a.m. – Site Inspections Leaving From Courthouse Room 203

April 17, 2008, 7 p.m. – Public Hearing in Courthouse Room 205

April 28, 2008, 8 a.m. – Decision Meeting in Courthouse Room 203

May 9, 2008, 8 a.m. – Site Inspections Leaving From Courthouse Room 203 –

NASS WILL BE ABSENT

May 15, 2008, 7 p.m. – Public Hearing in Courthouse Room 205 – **DAVID MAY BE ABSENT**

June 2, 2008, 8 a.m. – Decision Meeting in Courthouse Room 203

17. Adjourn

Motion by Reese/Nass to adjourn at 9:38 a.m. Motion carried on a voice vote with no objection.

Donald Reese, Secretary