

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

Greg David; Dick Jones; Steve Nass; Don Reese; Lloyd Zastrow

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8 A.M. ON MONDAY, APRIL 28, 2008**

1. Call to Order

The meeting was called to order by Steve Nass at 8:07 a.m.

2. Roll Call

Committee members present include Nass, Jones, Zastrow, David and Reese. Zoning office staff members in attendance were Michelle Staff, Bruce Haukom, Rob Klotz and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

Nass and Reese both noted that the meeting was being held in compliance with open meeting law requirements.

4. Review Board Rules related to the committee

Nass asked the Committee to review the paperwork they'd already received.

5. Review of Agenda

Motion by Reese/Jones to approve the agenda as presented. Motion carried on a voice vote with no objection.

6. Approval of March 30 and April 11, 2008 Meeting Minutes

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

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

There was no public comment.

8. Election of Officers

Motion by Reese/David to nominate Nass for Chair. Motion by Reese/Zastrow to close nominations and for the secretary to cast a unanimous ballot for Nass as Chair. Motion carried on a voice vote with no objection.

Motion by Reese/Zastrow to nominate David for Vice-Chair. Motion by Reese/Nass to close nomination and for the secretary to cast a unanimous ballot for David as Vice-Chair. Motion carried on a voice vote with no objection.

Motion by Nass/Jones to nominate Reese for Secretary. Motion by Zastrow/David to close nominations and for a unanimous ballot to be cast for Reese as Secretary. Motion carried on a voice vote with no objection.

9. Request for Notification of Ownership Change on Conservation Easements for the Drumlin Area Trust

Weenonah Brattset asked that a GIS layer be added to show properties with conservation easements. The Committee directed the Land Information Office to come up with an overlay and to report any budget concerns that could arise as a result

10. Preliminary Plat Review for Balsam Hill Subdivision, Town of Watertown

Michelle Staff handed out a memo with six point to be addressed. Motion by Reese/David to approve the preliminary plat conditioned upon the six points listed on Staff's memo.

11. Discussion on Accessory Structures Designed to Look Like Habitable Structures

Haukom and Staff explained the concerns with such structures. Motion by Reese/David to postpone any decision until after a site inspection is conducted for the property in question.

12. One-Year Review of Conditional Use CU1477-06 for Timberlane Excavating, LLC, Town of Jefferson

Motion by Reese/Jones to approve the review conditioned upon approval by Land and Water Conservation Department. Motion carried on a voice vote with no objection.

13. Review of Approval on Petition 3307A-07 for David Pritchard, Town of Ixonia

The Committee determined that the Schrock property is not involved with the rezoning based upon surveyor's findings. Motion by Reese/David for the Schrock property to not be impacted as far as number of lots allowed. Motion carried on a voice vote with no objection.

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

- 14. APPROVED WITH CONDITIONS** Petition 2894A-04 on a motion by Reese/Zastrow & Petition 2895A-04 on a motion by Reese/David for Candace Milan, Presented in Public Hearing on June 29, 2004 and Subsequently Postponed; motion carried on a voice vote with no objection.

- 15. Decisions on Petitions Presented in Public Hearing on April 17, 2008:**
APPROVED WITH CONDITIONS CU1502-08 – Mike Cushway/Susan Frantell Property, Town of Oakland on a motion by Jones/Reese; motion carried on a voice vote with no objection.
DENIED CU1501-08 – Shane L. VanAcker, Town of Aztalan on a motion by David/Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1500-08 – James R. Hill, Town of Watertown on a motion by Reese/Zastrow; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1499-08 – Patrick Jacobosky, Town of Watertown on a motion by Nass/Reese; motion carried on a voice vote with no objection.
POSTPONED 3326A-08 & 3327A-08 – Jude Hartwick/John Hartwick Estate, Town of Hebron on a motion by Reese/Nass; motion carried on a voice vote with no objection.
POSTPONED 3328T-08 – Jefferson County Text Amendment to Modify the Maximum Acreage Allowed for Farm Consolidations on a motion by Nass/Reese; motion carried on a voice vote with no objection.

16. Upcoming Meeting Dates

- 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
June 2, 2008, 8 a.m. – Decision Meeting in Courthouse Room 203
June 13, 2008, 8 a.m. – Site Inspections Leaving From Courthouse Room 203
June 19, 2008, 7 p.m. – Public Hearing in Courthouse Room 205
June 30, 2008, 8 a.m. – Decision Meeting in Courthouse Room 203

17. Adjourn

Motion by Reese/David to adjourn at 10:16 a.m. Motion carried on a voice vote with no objection.

Donald Reese, Secretary