

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Dick Jones; Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
9:30 A.M. ON MONDAY, JULY 28, 2008**

- 1. Call to Order**  
The meeting was called to order by Vice-Chair Greg David at 9:30 a.m.
- 2. Roll Call**  
Committee members present at 9:30 a.m. were David, Jones, Zastrow and Reese. Zoning Department staff members in attendance were Bruce Haukom, Michelle Staff and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Magritz stated that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**  
Item 10. Salvage Yard Licensing, may be moved on the agenda to accommodate Rob Klotz's availability.
- 5. Approval of June 30 and July 11, 2008 Meeting Minutes**  
Motion by Reese/Jones to approve both sets of minutes as presented.
- 6. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.

**Steve Nass arrived at 9:37 a.m.**

- 7. Request by Larry Bush to Waive the Restriction on Holding Tanks for New Residential Use Near N8960 Willow Road, Town of Watertown**  
Haukom read aloud a letter dated July 11, 2008 from Larry Bush. Motion by Nass/Reese to deny the request based upon the ordinance not allowing a holding tank for new residential use. This would have set a precedent by allowing a holding tank for a use not previously residential. The hardship was self-imposed when Bush transferred the adjacent property to the north and limited the area for a septic system. Motion carried on a voice vote with no objection.
- 8. Request by Doug & Marcia Miller to Relocate a Home at More Than 100 Feet from its Existing Location at N8055 Springer Road, Town of Waterloo**

Motion by Reese/Nass to approve the request and to require a 75-foot setback from the wetland. This Department will be available to conduct a wetland evaluation if needed. Motion carried on a voice vote with no objection.

**Rob Klotz arrived at 10 a.m.**

- 9. Request by Dennis Lillge to Relocate a Home at More Than 100 Feet From its Existing Location at W1993 Hazelwood Drive in the Town of Ixonia**  
Motion by Nass/David to deny the request. Motion carried on a voice vote with no objection.

- 10. Salvage Yard Licensing**  
Klotz reported on the licensing. Work still needs to be done on Jack's Auto Ranch and Stan Deppe's yards. Motion by Reese/David to approve the licenses for salvage yards other than Jack's and Deppe's. Those two yards will be further reviewed. Motion carried on a voice vote with no objection.

**Staff left the meeting at 10:12 a.m.**

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

- 11. Decision on Petitions Presented in Public Hearing on June 19, 2008 and Subsequently Postponed**  
**APPROVED WITH CONDITIONS** 3335A-08 on a motion by Reese/Jones & CU1506-08 on a motion by Reese/Zastrow for Joseph Topel, Town of Milford. Both motions carried on voice votes with no objection.
- 12. Decisions on Petitions Presented in Public Hearing on July 17, 2008:**  
**APPROVED WITH CONDITIONS** 3349A-08 – Jim Hedrick/J & D Hedrick Trust Property, Town of Koshkonong on a motion by Nass/Jones. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** CU1515-08 – Chris Klatt, Town of Koshkonong on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.  
**POSTPONED** 3261A-07, CU1456-07 & 777A-07M – Richard Preuninger, Town of Sumner on a motion by Reese/David. Motion carried on a voice vote with no objection.  
**APPROVED WITH CONDITIONS** 3344A-08 – Amy Pidsosny/Dale & Lydia Falk Property, Town of Oakland on a motion by Reese/Zastrow. Motion carried on a voice vote with no objection.  
**MODIFIED & TENTATIVELY APPROVED WITH CONDITIONS** 3347A-08 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property, Town of Aztalan on a motion by David/Reese. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3348A-08 – Edwin Messmer, Town of Aztalan on a motion by David/Reese. Motion carried on a voice vote with no objection.

**POSTPONED** 3343A-08 - Mike Walter/Michael & Sarah Walter Trust, Town of Watertown on a motion by Nass/Jones. Motion carried on a voice vote with no objection.

**POSTPONED** CU1514-08 – Paul Marshall/Timothy & Crystal Bredow Property, Town of Watertown on a motion by Nass/Reese. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3345A-08 – James Gesell, Town of Concord on a motion by Zastrow/Jones. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** 3341A-08 & CU1512-08 – Jim Stern, Town of Concord on motions by Reese/David. Both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** 3346A-08 – Gordon Zastrow, Town of Concord on a motion by David/Reese. Motion carried on a 4-0 vote with Zastrow abstaining.

**APPROVED WITH CONDITIONS** 3342A-08 & CU1513-08 – Dave Oakley for Renew Energy on motions by Reese/David. Both motions carried on voice votes with no objection.

**13. Update, Discussion and Possible Action on Filling and Dry Land Access Regulations**

Explanation was given by Haukom and Klotz. Motion by Jones/Reese to have the Emergency Management Office continue work on an Emergency Action Plan and to send correspondence regarding the proposal to DNR.

**14. Upcoming Meeting Dates**

August 8, 2008 @ 8 a.m. – Site Inspections, Leaving From Courthouse Room 203

August 21, 2008 @ 7 p.m. – Public Hearing in Courthouse Room 205

**TUESDAY, SEPTEMBER 2, 2008 @ 8 A.M.-Decision Meeting in Courthouse Room 203**

September 12, 2008 @ 8 a.m. – Site Inspections, Leaving From Courthouse Room 203-**David will be absent**

September 18, 2008 @ 7 p.m. – Public Hearing in Courthouse Room 205

September 29, 2008 @ 8 a.m. – Decision Meeting in Courthouse Room 203-

**Reese will be absent**

**15. Adjourn**

Motion by Reese/David to adjourn the meeting at 11:44 a.m. Motion carried on a voice vote with no objection.

**Donald Reese, Secretary**