

AGENDA

TUESDAY, JUNE 8, 2021

COUNTY BOARD SUPERVISOR ORIENTATION

5:45 p.m.

**Jefferson County Courthouse
311 S. Center Avenue, Room 205
Jefferson, WI 53549**

Webinar OR [YouTube Livestream](#)

Register in advance for the County Board Supervisor Orientation and County Board Meeting webinar:

https://zoom.us/webinar/register/WN_N2ghwZR3TQenotKF1KEwmQ

After registering, you will receive a confirmation email containing information about joining the webinar.

JEFFERSON COUNTY BOARD MEETING

7:00 p.m.

**Jefferson County Courthouse
311 S. Center Avenue, Room 205
Jefferson, WI 53549**

Webinar OR [YouTube Livestream](#)

Register in advance for the County Board Supervisor Orientation and County Board Meeting webinar:

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After registering, you will receive a confirmation email containing information about joining the webinar.

1. **CALL TO ORDER**
2. **ROLL CALL BY COUNTY CLERK**
3. **PLEDGE OF ALLEGIANCE**
4. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
5. **APPROVAL OF THE AGENDA**
6. **APPROVAL OF MINUTES FROM MAY 11, 2021**
7. **COMMUNICATIONS**
 - a. Notice of Planning and Zoning Public Hearing – June 17, 2021 (Page 1)
 - b. Treasurer’s Report (Addendum)
8. **SPECIAL ORDER OF BUSINESS**
 - a. Introduction of 2020 and 2021 Fairest of the Fair – Janelle Wenzel
 - b. Fort Healthcare Presentation: Gail Scott, Donna Haugom, Elizabeth Chilsen, Carol Quest
 - c. Comprehensive Annual Financial Report and Audit Report
9. **PUBLIC COMMENT**

10. ANNUAL REPORTS

- a. Corporation Counsel – J. Blair Ward
- b. Finance – Marc DeVries
- c. Human Services – Kathi Cauley

11. BUILDING AND GROUNDS COMMITTEE

- a. Resolution – Authorizing county courthouse, sheriff’s office and jail renovation project (Page 4)

12. EXECUTIVE COMMITTEE

- a. Resolution - Establishing procedure and policies related to Jefferson County’s allocation of American Rescue Plan Act of 2021 funds (Page 6)

13. PLANNING AND ZONING COMMITTEE

- a. Report – Approval of Petitions (Page 8)
- b. Ordinance – Amending Official Zoning Map (Page 9)

PUBLIC COMMENT (General)

14. ANNOUNCEMENTS

Next County Board Meeting Tuesday, July 13, 2021 7:00 p.m.
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15. ADJOURN

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, June 17, 2021
TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)
PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: June 17, 2021 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on June 17, 2021 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-T, AGRICULTURAL TRANSITION TO RESIDENTIAL R-1

R4320A-21 – Richard & Christine Schwarze: Create a 5.48-acre R-1 zoned lot from part of PINs 018-0713-1034-009 (35.485 Ac) currently zoned A-T and 018-0713-1522-040 (0.478 Ac) zoned R-1. The site is in the Town of Lake Mills on **Shorewood Meadows Circle**. The request is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4321A-21 – Richard & Christine Schwarze: Create a 5-acre R-1 zoned lot from part of PINs 018-0713-1031-000 (33.05 Ac) and 018-0713-1034-009 (35.485 Ac) zoned A-T. The site is in the Town of Lake Mills on **Shorewood Hills Road**. The request is in accordance with Sec. 11.04(f) 1 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property: Enlarge the existing A-2 zone at **N6189 County Road F**, Town of Concord by approximately 0.482 acres. The site is part of PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT

CU2075-21- Donald Popp/Hickory Wood Ranch LLC Property: Conditional use for storage of non-farm equipment/boat storage in a proposed A-2 zone at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.95 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4323A-21 - Donald Popp/Hickory Wood Ranch LLC Property: Create a new 1.318-acre A-2 zone at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT

CU2076-21 - Donald Popp/Hickory Wood Ranch LLC Property: Conditional use for a dog kennel/training facility at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4324A-21 – Martin Dula: Create a 1.731-acre A-2 zone at **W8525 Finch Brothers Rd** in the Town of Lake Mills on PIN 018-0713-2111-000 (1.731 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord

CONDITIONAL USE PERMIT

CU2077-21 – Martin Dula: Conditional use for a conference center, banquet hall and event facility in a proposed A-2 zone at **W8525 Finch Brothers Rd** on PIN 018-0713-2111-000 (1.731 Ac) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4325A-21 – Tom & Joy Probst/Probst Trust: Create a 6-acre new building site from part of PIN 008-0715-3521-000 (33.55 Ac) in the Town of Farmington on **Bakertown Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4326A-21 – Erin Seif/Jaymie McCoy Property: Create a 5.45-acre new building site from part of PIN 008-0715-1431-000 (35 Ac) in the Town of Farmington on **North Helenville Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4327A-21 – Jon Hartwig/J&T Hartwig Trust: Create a 1.3-acre new building site from part of PIN 016-0514-2813-000 (19.285 Ac) in the Town of Koshkonong on **McIntyre Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4328A-21 – Aaron Johnson: Create a 2-acre new building site from part of PIN 018-0713-2724-000 (53.587 Ac) in the Town of Lake Mills on **County Road A**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4329A-21 – Diane Franks/Gordon Kottwitz Property: Create a 1.61-ac lot around the existing home from PIN 020-0814-3343-000 (40 Ac) in the Town of Milford at **N7396 County Road Q**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMITS

CU2078-21 - Christopher & Ashley Winkelman: CU for a dog training and boarding facility for up to 45 dogs in the Town of Koshkonong on part of PIN 016-0514-2212-000 (40 Acres). This is proposed in an A-1, Exclusive Agricultural zone at **N1260 County Road K**, and is in accordance with Sec. 11.04(f)6.

CU2079-21 – Sean Heaslip: CU for an extensive on-site storage structure 18 feet in height and at 960 square feet in a Residential R-1 zone at **W9066 Lakeview Dr.** The site is in the Town of Oakland on PIN 022-0613-0813-043 (0.33 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2080-21 – RNRS Trust: CU for an extensive on-site storage structure that will total 1,092 sq ft in a Residential R-1 zone at **W9212 Ripley Rd**, Town of Oakland on PIN 022-0613-0821-012 (0.23 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2081-21 – Andrew & Heidi Deuster: CU for home occupation HVAC business in an A-1, Exclusive Agricultural zone at **N2356 County Road E**, Town of Palmyra on PIN 024-0516-0314-001 (3 Ac). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance.

CU2072-21 – Brattset LLC/Damon & Kirsten Brattset: Allow for mineral extraction on PIN 024-0516-0522-000 (25.193 acres,) Town of Palmyra, at **N2463 State Road 106** in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

RESOLUTION NO. 2021-

Authorizing County Courthouse, Sheriff's Office, and Jail Renovation Project

Executive Summary

Over the last several years, Jefferson County has continued to evaluate the condition of County facilities to ensure that its long-term operational needs are being addressed. This has included the Courthouse, Sheriff's Office, Jail (Courthouse facility), highway facilities and south campus operations primarily focused on health and human services operations. During the evaluation process, it was determined that the Courthouse facility is most in need of renovation and upgrades.

The Courthouse was built in various phases starting in 1961, with additions in 1966 and 1991. Today, much of the Courthouse is original construction with original equipment. As a result, there has been an increasing failure rate related to mechanical, electrical and plumbing systems. Most of these systems have significantly exceeded their life expectancy and are either continually in need of repair or are likely to need repairs in the near future. Further, the Courthouse does not meet current building codes, provide for basic life/safety measures, or the Americans with Disabilities Act requirements. In reviewing how to address the future needs of the Courthouse facility, a determination was made to review Courthouse operations in addition to mechanical, electrical and plumbing systems. This includes life, safety, and security needs, Information Technology needs, general operational needs, and compliance with current codes and regulations such as the Department of Corrections (jail), Supreme Court Rules (court system), Americans with Disabilities Act, and various other applicable building codes.

In 2019, the Building and Grounds Committee interviewed consultants to evaluate the operational needs of the Courthouse. Potter Lawson and Partners was selected as the design team and approved by the County Board. During 2020, Potter Lawson's review of the Courthouse facility consisted of reviewing mechanical, electrical, and plumbing systems, and advising of code deficiencies, security needs, technology needs and necessary upgrades to meet the future demands of Courthouse operations. This process included input from county staff and elected officials.

In October of 2020, after presentations to the Building and Grounds Committee, a report was presented to the County Board. This report included a mechanical, electrical, and plumbing systems analysis and a new space configuration to include three primary additions to the Courthouse facility. The total project cost at that time was estimated at \$33 million with \$17 million to replace the mechanical, electrical and plumbing systems. Financing options were presented to the Board and included discussion that interest was at historically low rates.

On Feb 19th, 2021, a Joint meeting of the Executive Committee (5-0), Finance Committee (5-0) and Building & Grounds Committee (4-1) determined it was appropriate to continue to evaluate the Courthouse facility renovation project, and also determined that additional design services were needed to finalize the scope of the project. On March 9th, 2021, the County Board approved this recommendation by a 27 to 1 vote.

After this County Board action, Potter Lawson continued to review and further define the scope of the Courthouse facility renovation project by reviewing space needs with staff, and conducting additional analysis of mechanical, plumbing and electrical plans to include updated cost estimates. The results of these additional efforts were presented to the County Board on May 11th, 2021. This included an updated project cost estimate of approximately \$35 million.

On June 2nd, 2021, the Building and Grounds Committee recommended by a 3 to1 vote that the county proceed with the project as developed by Potter Lawson.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, it is in the best interests of Jefferson County to continue with renovation plans for the Courthouse facility and Sheriff's Department.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors hereby approves the Courthouse facility renovation project as presented with funding for this project requiring additional action by the County Board at a later date.

BE IT FURTHER RESOLVED that the County Administrator is directed to start the next phase of design services, procure construction management services, procure owner's representation services, and develop a more defined financial model for this project.

Fiscal Note: Funds for the total project will be provided through current cash available and debt issued by the county over three years. The project is estimated to cost \$35 million. At the time it becomes necessary to issue debt for this project, a three-quarters vote of the full Board of Supervisors will be required to authorize the debt issuance.

Ayes:_____ Noes:_____ Abstain:_____ Absent:_____ Vacant:_____

Referred By:
Building & Grounds Committee

06-08-2021

REVIEWED: County Administrator: BPW ; Corporation Counsel: JBW ; Finance Director: MD .

RESOLUTION NO. 2021- _____

Establishing Procedures and Policies related to Jefferson County’s Allocation of American Rescue Plan Act of 2021 Funds.

Executive Summary

The American Rescue Plan Act of 2021 was signed into law in the 1st quarter of 2021 as an additional round of stimulus to assist in the economic recovery from COVID-19 and its related impacts. This Act provides local governments with funds to assist in their recovery efforts both as an organization and within their communities. Jefferson County will receive a direct allocation from the federal government of approximately \$16.4 million. Cities, villages, and towns located in Jefferson County will also be receiving funds under this Act. Payments will be disbursed in two installments in 2021 and 2022 with funds needing to be utilized by the end of 2024. Four broad categories for use of these funds were established in the Act which include recovery, assistance for essential personnel, revenue preservation, and infrastructure. The Department of Treasury has been tasked with developing regulatory guidance to further define the use of these funds.

With this generational infusion of dollars, it is important to establish procedures and policies for use of these funds to help ensure comprehensive and efficient planning efforts combined with established fiscal and budgetary practices and policies.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the American Rescue Plan Act of 2021 provides for an allocation to local governments to assist in the recovery of local communities, and

WHEREAS, Jefferson County will receive approximately \$16.4 million, paid in two installments in 2021 and 2022, with funds needing to be utilized by the end of 2024, and

WHEREAS, it is necessary to develop policies, procedures, and oversight to ensure the appropriate utilization of these funds.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Supervisors that the following procedures and policies will be implemented in the utilization of American Rescue Plan Act funds:

- a) Funds will be utilized in a manner consistent with the guidance issued by the U.S. Department of the Treasury for Coronavirus State and Local Recovery Funds; the recently adopted Jefferson County Comprehensive Plan; the Jefferson County Strategic Plan; the Jefferson County Parks Recreation and Outdoor Space Plan; and the Jefferson County Community Health Improvement Plan and Process.
- b) Spending will be focused on programs and projects that are one-time investments which will either have a defined duration or developed to be sustainable after the expiration of American Rescue Plan Act funds;
- c) The County Administrator will create a plan that meets the following criteria;
 - a. Develop strategies and structures to implement priority goals established in the recently adopted Comprehensive Plan Implementation Chapter, working with staff and consultants to accelerate applicable sections aligned with the American Rescue

Plan Act.

- b. Identify internal needs that align with the legislative intent and Treasury Guidelines for the expenditure of American Rescue Plan Act funds. Reach out to local governments, non-profit organizations, and other stakeholders to identify collaborative efforts and projects in the expenditure of American Rescue Plan Act funds.
- c. Develop administrative controls and staffing assistance to monitor and maintain compliance with the American Rescue Plan Act requirements to include the use of limited term employees and/or consultants as needed.
- d. Monitor opportunities from other entities at the state and federal levels to maximize opportunities for Jefferson County communities while limiting duplication of programs where practicable.
- e. Limit the use of American Rescue Plan Act funds if other state or federal funding sources are available for the same project.

BE IT FURTHER RESOLVED that a joint committee of the Executive Committee and Finance Committee is hereby established to provide policy oversight and guidance on the expenditure of American Rescue Plan Act funds, with formal approval for such expenditures by the Jefferson County Board of Supervisors through the annual budget or as a budget adjustment.

Fiscal Note: It is estimated that Jefferson County will receive approximately \$16.4 million in American Rescue Plan Act funding. The use of those funds and related fiscal impacts will be determined through the process established by this resolution. A budget adjustment for the administration and use of the American Rescue Plan funding will be presented to the Board of Supervisors by the joint Executive and Finance Committees once the use of these funds has been determined. No budget adjustment is currently necessary.

Ayes:_____ Noes:_____ Abstain:_____ Absent:_____ Vacant:_____

Referred By:
Executive Committee and Finance Committee

6-08-2020

REVIEWED: County Administrator: BPW ; Corporation Counsel: JBW ; Finance Director:



REPORT
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY
BOARD OF SUPERVISORS

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on May 20, 2021 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

APPROVAL OF PETITIONS R4310A-21, R4311A-21, R4312A-21, R4316A-21, R4317A-21, R4318A-21 AND R4319A-21

DATED THIS FIRST DAY OF JUNE, 2021

Blane Poulson, Secretary

THE PRIOR MONTH'S AMENDMENTS R4306A-21, R4307A-21, R4308A-21, R4309A-21 ARE EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS. STATS. 59.69(5)

ORDINANCE NO. 2021- _____

Amending Official Zoning Map

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4310A-21, R4311A-21, R4312A-21, R4316A-21, R4317A-21, R4318A-21 and R4319A-21 were referred for public hearing on May 20, 2021, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS

Rezone 7.4 acres of PIN 014-0614-0543-001 (44.5 acres) near **W6646 US Highway 18** for a local utility in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4310A-21 – Crawfish River Solar/Anfang Properties LLC, Owner

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

Create a 2.052-acre building site on **Kasten Lane** from part of PIN 032-0815-1844-001 (35.1 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4311A-21 – Stewart & Dianna Hassler

Create a 3.14-acre lot around the existing home and buildings at **N7567 County Road X**, Town of Watertown on PIN 032-0815-3314-000 (38.48 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4312A-21 – Andrew & Lisa Werner/Trapp Trust Property

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

Create a new 2.1-acre building site near **N1941 County Road A** in the Town of Sumner from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property, therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of suitable soil test and approval and recording of a final certified survey map for the lot .R4316A-21 – Vione Lightfield/Verdal Anderson Property

Create a 3-acre farm consolidation lot at **N1941 County Road A**, Town of Sumner, from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4317A-21 – Vione Lightfield/Verdal Anderson Property

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

Create a 20-acre Natural Resource zone from PIN 028-0513-0814-000 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon recording of an easement for road access and upon approval and recording of a final certified survey map for the lot. R4318A-21 – Vione Lightfield/Verdal Anderson Property

Create an 8-acre Natural Resource zone from PIN 028-0513-0922-001 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon recording of an easement for road access and upon approval and recording of a final certified survey map for the lot. R4319A-21 – Vione Lightfield/Verdal Anderson Property

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

Ayes:_____ Noes:_____ Abstain:_____ Absent:_____ Vacant:_____

Referred By:
Planning and Zoning Committee

06-08-21

REVIEWED: County Administrator BPW Corporation Counsel JBW Finance Director MD