MINUTES OF THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE DECISION MEETING

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE 311 S. CENTER AVE., JEFFERSON, WI 53549 8:30 A.M. ON MONDAY, APRIL 24, 2017

1. Call to Order

The meeting was called to order by Vice-Chairman Greg David at 8:30 in the absence of Chairman Nass.

2. Roll Call (Establish a Quorum)

At 8:30, all Committee members were present, other than Chairman Nass. Also present were Patricia Cicero of the Land and Water Conservation Department; and Deb Magritz and Matt Zangl of the Zoning Department.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of the Agenda

No changes were proposed to the agenda.

Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time) Anita Martin spoke regarding agenda item 7. She handed out a summary of information that the Committee received regarding CU1912-17 for Cold Spring Egg Farm Inc, including comment regarding current status of WI DNR permits for the facility and information from Steve Klafka, environmental engineer from Wingra Air Engineering. In addition, it included information regarding the release of chemicals into the air. She asked whether this summary could be included in the permanent minutes and posted to the website. The Committee's response was that Corporation Counsel would be consulted with that question.

6. Approval of March 27, April 7 and April 20, 2017 Committee Minutes

Motion by Rinard, seconded by Jaeckel to approve the March 27 minutes as presented. Motion carried on a voice vote.

Motion by Jaeckel, seconded by Reese to approve the April 7 minutes as presented. Motion carried on a voice vote.

Motion by Reese, seconded by Jaeckel to approve the April 20 minutes as presented. Motion carried on a voice vote.

David then noted that he would abstain from voting since he was absent at a meeting.

Nass arrived during Communications at 8:38 a.m.

7. Communications

Correspondence received after public hearing and before April 14, 2017 regarding Cold Spring Egg Farm, Inc conditional use, CU1912-17

A roll call was taken, with David, Rinard, Jaeckel, Nass, Reese and Zangl acknowledging their attendance. Zangl noted that we received a couple of items of correspondence after public hearing but before the final date given to accept information-less than five items. He replied to Rinard's question that those items would be scanned and sent to DATCP, and kept in the Zoning file as well.

- 8. March Monthly Financial Report for Land Information Office Andy Erdman

 Erdman was not present at the meeting, but his financial report had been included in the Committee's packet.
- 9. April Monthly Financial Report for Zoning Matt Zangl
 Zangl reported that revenues were down \$28,000 from April 2016, but went on to list some of the larger receipt
 from 2016 creating the difference. He also produced spreadsheets showing number of receipts from April of each
 of the two years and average permit fee for the two months.

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

Discussion moved to Petition CU1918-17 for the convenience of Land and Water Conservation Department staff.

10. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20, 2017:

APPROVED WITH CONDITIONS CU1918-17 – Chet Dolph/D&P Dolph Trust Property on a motion by Jaeckel, seconded by Reese, to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at N7841 County Rd G, Town of Waterloo, in an A-1, Exclusive Agricultural zone. The site is made up of PINs 030-0813-2531-000 (39 Ac), 030-0813-2523-000 (40 Ac), 030-0813-2524-000 (20 Ac), 030-0813-2532-000 (40 Ac), 030-0813-2542-000 (40 Ac) and 030-0813-2641-001 (5 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance and falls under standards and requirements of Wisconsin Administrative Rule ATCP51. Motion carried on a roll call vote, with David, Rinard, Jaeckel, Nass and Reese all voting yes.

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

APPROVED WITH CONDITIONS R3959A-17 – **Michael Klein** on a motion by Jaeckel, seconded by Nass, to create a 6-acre A-3, Agricultural/Rural Residential building site near **N4922 South Farmington Rd** from PINs 008-0715-3644-000 (39.75 Ac) and 008-0715-3643-000 (30 Ac), Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote, with David opposed.

APPROVED WITH CONDITIONS R3960A-17 on a motion by Reese, seconded by Rinard & CU1915-17 on a motion by Reese, seconded by Jaeckel - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at W1682/W1684 County Road P and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 (39.17 Ac) and 012-0816-2014-000 (40 Ac), Town of Ixonia. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property on a motion by David, seconded by Jaeckel to create a 2-acre A-3, farm consolidation lot around the buildings at N4809 Christberg Rd in the Town of Jefferson from PIN 014-0615-0612-000 (58.38 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property on a motion by Reese, seconded by Jaeckel to create three, 2-acre A-3 building sites on Mack Ln from PIN 016-0514-0111-001 (18.23 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

POSTPONED ACTION ON R3963A-17 – David & Diana Schroeder on a motion by Reese, seconded by Jaeckel to rezone two, 0.503-acre areas from PIN 018-0713-3343-003 (28.139 Ac), each to be added to an existing A-3 zone on **Hope Lake Rd** in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 (39.67 Ac) and 018-0713-3313-000 (39.67 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3964A-17 – Bernard Gilbert on a motion by Reese, seconded by Jaeckel to create a 2.2-acre and a 2.1-acre A-3 building site on Carlin Trail from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

DENIED R3965A-17 – **Bernard Gilbert** on a motion by Reese, seconded by Jaeckel to create a 2-acre A-3 building site on the **north side of State Road 59** from PIN 024-0516-2413-000 (27.48 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

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

APPROVED WITH CONDITIONS R3966A-17 – Bernard Gilbert on a motion by Jaeckel, seconded by David to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 (27.48 Ac) and 024-0516-2424-000 (24 Ac) near W281 State Road 59 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property on a motion by David, seconded by Reese to rezone 2.2 acres of PIN 002-0714-1941-002 (34.5 Ac) to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, near N5845 Harvey Rd. Motion carried on a voice vote with no objection

CONDITIONAL USE PERMIT APPLICATIONS

APPROVED WITH CONDITIONS CU1917-17 – **Justin Thiede** on motion by Reese, seconded by Jaeckel for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, on PIN 016-0614-3113-000 (15.63 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

11. Possible Future Agenda Items

12. Upcoming Meeting Dates

May 12, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

May 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 22, 8:30 a.m. - Decision Meeting in Courthouse Room 203

June 9, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

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

June 26, 8:30 a.m. - Decision Meeting in Courthouse Room 203

13. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:40 a.m.

Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

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