

**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, JANUARY 9, 2017**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:00 a.m.

2. Roll Call (Establish a Quorum)

Committee members present at 8:30 a.m. were Nass, Reese, Jaeckel and Rinard. Also present were Andy Erdman, Director of Land Information; Mark Watkins, Director of Land and Water Conservation; and Joe Strupp, Land and Water Conservation Technician. Zoning Department staff in attendance included Rob Klotz, Deb Magritz and Matt Zangl.

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.

5. 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)

There was no public comment.

6. Approval of November 28, December 12 and December 15, 2016 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the November 28 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the December 12 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the December 15 meeting minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

Klotz handed out copies of his December monthly report to the County Administrator and briefly explained. He also distributed the WisLine telephone conference schedule.

David arrived at 8:33 a.m.

8. Discussion and Possible Action on a Potential Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan

Roll call was taken, with Nass, Reese, Jaeckel, Rinard, David, Klotz and Watkins noting their attendance. Klotz recapped facts to date. Watkins further explained that Hoards started to fill the manure storage structure on December 1. Sampling results came back on December 8 and were one hundred times higher than where they had been going into this phase. Filling was shut down again on December 10, and live test 3 addendum was temporarily suspended. Monitoring continues, but no new manure is being put into the basin. Two theories for this rapid increase were explained by Watkins. Watkins continues discussion with Hoards and their engineer. The last test was considerably lower, at 70 mg/liter, down from 600 mg/liter. However the trigger points in the

addendum are 10 and 12 mg/liter, so the basin cannot go into operation until those levels are reached. Watkins will bring the matter back to the Committee when the basin is ready to go back into operation.

9. Discussion and Possible Completeness Determination on Application for Expanded Livestock Facility by Cold Spring Egg Farm, Town of Palmyra

A roll call was taken, with David, Rinard, Jaeckel, Nass and Reese, Strupp and Klotz noting attendance. Klotz explained the process to date. Strupp continued, noting that Cold Spring Egg Farm is proposing to have 50,000 animals units, comprised of 4 million layers and 2 million pullets. They plan a modernization of their facility with six new barns being built and five old barns being razed. This proposal almost doubles the bird numbers. Motion by Reese, seconded by Jaeckel to approve the determination of completeness by the Land and Water Conservation Department of the application for Cold Spring Egg Farm. David, Rinard, Jaeckel, Nass and Reese voting aye.

10. November 2016 Monthly Financial Report for Land Information Office – Andy Erdman

Revenues are pretty much finalized, showing about a \$900 shortfall in revenues due in part to the Highway Department not using the County Surveyor as much as anticipated. Document recording is up overall from 2015 by about 2,000.

11. December 2016 Monthly Financial Report for Zoning – Rob Klotz

December 2016 revenues were up \$4,000 from those of December 2015. Total budgeted revenues for 2016 were \$191,400, and actual revenues were \$235,086. Budgeted revenues for 2017 remain at around the \$191,000 figure. Some monies have been set aside by the County Administrator for upcoming plan work.

12. Discussion and Possible Action on Development of an Ordinance Regulating Beekeeping

Ten Town responses were received-five were in favor of developing an ordinance, but with conditions. The other responses were opposed to developing an ordinance. Motion by David, seconded by Rinard to not develop an ordinance to regulate beekeeping. Motion carried on a voice vote with no objection.

13. Discussion and Possible Action on Mini-Pigs Being Designated as Household Pets

Five townships were in favor of developing an ordinance to regulate mini-pigs and most with very specific conditions; six were not in favor. Motion by Rinard, seconded by Jaeckel to leave the ordinance as is, allowing mini-pigs or any other animal units in zones as the ordinance allows now, at the density currently allowed. Motion carried on a voice vote with no objection.

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

14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2016:

APPROVE WITH CONDITIONS R3940A-16 - John Whitcomb/Thiebeau Hunting Club Property on a motion by Jaeckel, seconded by David: Rezone PIN 016-0513-3341-000 (122.13 Acres) to A-2, Agricultural and Rural Business to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3941A-16 – Jeff Gaal on a motion by Reese, seconded by Jaeckel: Rezone to A-3 to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord. Motion carried on a voice vote with no objection.

POSTPONE THE PART OF R3942A-16 for Steve Wareham/Wareham Properties IIS LLC requesting to create a 3-acre A-3 farm consolidation lot around the home at **N7004 County Rd P for redesign**, on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** the part of R3942A-16 – Steve Wareham/Wareham Properties IIS LLC for two, 2-ac A-3 building sites near the intersection of **County Rd P and Ranch Rd**, from PIN 006-0716-0632-000 (51.25 Acres) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. The sites are in the Town of Concord.

NO ACTION TAKEN, PETITIONER DID NOT APPEAR AT PUBLIC HEARING. R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

APPROVE WITH CONDITIONS R3944A-16 – John & Sally Mason on a motion by Reese, seconded by Jaeckel: Create a 1.2-ac A-3 farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties on a motion by Reese, seconded by Jaeckel: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. Motion carried on a voice vote with no objection. The sites are in the Town of Koshkonong.

APPROVE WITH CONDITIONS R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property on a motion by Jaeckel, seconded by Reese: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong. Motion by Nass, seconded by Jaeckel to consider the new lot as prime ag land lot. Both motions carried on voice votes with no objection.

APPROVE WITH CONDITIONS R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property on a motion by Reese, seconded by Jaeckel: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3948A-16 – Fred Heckel on a motion by Jaeckel, seconded by Reese: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3949A-16 – Fred Heckel on a motion by Reese, seconded by Jaeckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1903-16 –Brenda Seeber on a motion by Jaeckel, seconded by David: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1904-16 – Glenn & Linda Wegner on a motion by Reese, seconded by Jaeckel: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1905-16 – Kathy & Steven Hatch on a motion by Nass, seconded by Reese: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1906-16 – Jacob & Katie Bowling on a motion by Reese, seconded by David: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

January 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

January 19, 7:00 p.m. - Public Hearing in Courthouse Room 205

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

February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. - Public Hearing in Courthouse Room 205

February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203 – Klotz will be absent.

17. 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 9:54 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.