

**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, MAY 22, 2017**

1. Call to Order

The meeting was called to order by Vice-Chairman David at 8:00 a.m.

2. Roll Call (Establish a Quorum)

At 8:00 a.m, David, Reese, Rinard and Jaeckel were present. Also present were Joe Strupp 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

There was consensus to move to agenda item 14 after item 9 was discussed. Motion by Rinard, seconded by Jaeckel to approve the agenda with that change. Motion carried on a voice vote with no objection..

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 April 24, May 12 and May 18 Committee Minutes

Motion by Reese, seconded by Rinard to approve the April 24 minutes as presented. Motion carried on a voice vote with no objection.

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

Motion by Reese, seconded by Jaeckel to approve the May 18 minutes as presented. Motion carried on a voice vote with no objection, but with David abstaining because of his absence from the meeting.

7. Communications

There were no communications.

8. April Monthly Financial Report for Land Information Office – Andy Erdman

Erdman was not at the meeting, but his information had been sent to the Committee earlier in their packets.

9. May Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that revenues had increased toward the end of April, so that they ended up about \$3,000 behind 2016. Revenues for May are about even with those from May 2016.

Nass arrived, and discussion moved to item 14.

14. Discussion and Possible Decision per Wis Stats 236.293 for the Planning and Zoning Committee to Allow a Single-Family Residence on PIN 008-0714-0114-016, OL 1, River Park Estates, Town of Farmington, subject to:

- a. Filing of a suitable soil test-no holding tank**
- b. Wetland and floodplain delineation**
- c. Signoff by Town acknowledging 1976 waiver of private park**
- d. Access approval by the Town**
- e. No deed restriction filed that affect the use of property other than the note on the plat**
- f. Town-no Town dump**

Zangl explained that this property is in tax foreclosure, and questions arose. The plat indicated that the outlot was unbuildable according to the Planning and Zoning Committee at the time, likely because of soil conditions. There is wetland-type area on its edge, but no floodplain. The Committee that puts the restriction on the plat has the ability to remove the restriction. At the Board of Review, the Town said that the decision about buildability of the outlot had already been made, so there was no need to act further. Rinard as a member of the Finance Committee said that they would like to sell the outlot and put it back on the tax rolls, and thought that Rob Klotz was of the opinion that it might be possible to build on it. Zangl reported that soil tests would have to be done to determine that. This was never a Town dump. There is nothing in the record to indicate a Town park was planned here. The outlot is zoned Residential R-2; adjoining property owners have been contacted and are not interested in purchasing the it. A successful bidder would like to see the deed restriction removed from the plat. Nass stated that the Planning and Zoning Committee does not want to step on the Town's toes. After discussion, Jaeckel made a motion that the language should be removed from the plat, providing that there's a suitable soil test. Rinard seconded. After discussion, Jaeckel rescinded his motion. Rinard made a motion that the Committee remove the note subject to conditions a. through f. as listed above. That motion was seconded by Jaeckel. Discussion followed. Motion carried on a voice vote, with Reese abstaining.

10. Discussion and Possible Decision on Determination of Completeness for TAG Lane Dairy Livestock Siting, Intensive Ag Dairy Operation, 2017 Update to CU1511-08 on PINs 012-0816-1133-001 and 012-0816-1132-000 in the Town of Ixonia. This amendment is to add four new waste transfer systems and update the manure storage plans for the second phase of the original storage facility from the 2008 Siting Application, and to add three new heifer barns that were not included in their 2008 permit application or the 2015 amendment without increasing animal numbers approved in CU1511.

A roll call was taken, with David, Jaeckel and Reese present. Rinard will be abstaining. Strupp explained the Tag Lane Dairy proposal. There will be no increase in number of animal units. They will be remedying DNR compliance issues, and will be transferring leachate to manure storage. Zangl noted that since there is no increase in animal units, this will not go to public hearing. Motion by Reese, seconded by Jaeckel to approve the determination of completeness as presented. A roll call vote was taken, with David, Jaeckel, Nass and Reese voting yes. Rinard abstained.

11. **Discussion and Possible Decision on Determination of Completeness for Kevin Horack Livestock Siting, Intensive Ag Hog Operation, 2017 Update to CU996-00 on PIN 032-0815-3434-000 in the Town of Watertown. This amendment is to increase animal numbers to 825 animal units, and add new confinement housing.**
No action was taken, because the application was not ready.

12. **Request by Sandy Creek LLC to be Allowed Outside Storage in the Industrial Zone at W1225 Marietta Avenue, Town of Ixonia, on PIN 012-0816-2232-040**
Zangl explained the facts to date. The Town has no objection to the outside storage. The Town did express to Rinard that screening might be nice, especially along County Road F. Discussion. Motion by Nass, seconded by Reese to approve the request for outside storage. Motion carried on a voice vote with no objection.

13. **Request by David and Kody Habeck to Replace the Home at W5980 County Road J at More Than 100 Feet from its Existing Location, Town of Jefferson, on PIN 014-0614-1032-000**
Motion by Nass, seconded by Reese to postpone a decision for site inspection. Motion carried on a voice vote with no objection.

15. **Discussion and Possible Reconsideration of Denial of R3965A-17 for Bernard Gilbert, PIN 024-0516-2413-000 in the Town of Palmyra, Presented in Public Hearing on April 20, 2017**
Zangl explained and handed out emails from John Kannard requesting the original site. Motion by Nass, seconded by David to stand by the original decision of denial.

Reese left the meeting.

16. **Discussion and Possible Decision on CU1884-16 for Benjamin and Stacy Schweighardt on PIN 020-0814-3632-002, Town of Milford, Presented in Public Hearing on August 18, 2016 and Subsequently Postponed**
Nass asked Jeff Ziebell, Town of Milford Chair whether the Town had acted upon the conditional use. Ziebell said that the Town is in favor. This is near a large agricultural operation and on a County highway. Nass asked and Zangl answered that Schweighardts had answered and met all the conditions requested in previous deliberation: a screening plan has been provided and trees planted; highway access has been granted; permit for a private-on-site waste treatment system has been approved and installation has been accomplished.

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

17. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 18: APPROVED WITH CONDITIONS R3968A-17 - Donald Reinders on a motion by Jaeckel, seconded by Rinard: Create a 5-acre, A-2, Agricultural and Rural Business zone near W6813 Waldmann Lane from PIN 008-0715-0711-009 (5.885 Ac), in accordance with Sec. 11.04(f) 5 of the Jefferson County Zoning Ordinance. The site is in the Town of Farmington. Motion carried on a voice vote with no objection.**

POSTPONED FOR REDESIGN R3969A-17 – Laura Jacobson/Roy J Haas Jr Property on a motion by Nass, seconded by Jaeckel: Rezone to create two, 1-acre building sites from part of PIN 010-0615-2211-000 (38.51 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The sites are on County Road Y in the Town of Hebron. Motion carried on a voice vote with Rinard objecting.

APPROVED WITH CONDITIONS R3970A-17 – Sheila Barnes/Sheila Barnes, Tyson & Tina Barnes Property on a motion by Jaeckel, seconded by David: Create a 4-acre building site from part of PINs 014-0614-1844-004 (12.963 Ac) and 014-0614-1841-001 (20 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Jefferson, **near W6952 County Road J**. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1919-17 – Terry & Diane Hill on a motion by Jaeckel, seconded by Rinard: Conditional use to allow an extensive on-site storage structure of 720 square feet in a Residential R-2 zone at **N469 County Road H** in accordance with Sec. 11.02 Definitions, Residential Accessory Uses and Buildings (1) and 11.04(f)2 R-2 Residential – Unsewered – Conditional Uses j. The site is on PIN 024-0516-3312-001 (1.07 Ac) in the Town of Palmyra. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1916-17 – Hausz Brothers Inc on a motion by David, seconded by Rinard: Conditional use to allow mineral extraction on the south side of **County Road M**, Town of Koshkonong from PINs 016-0514-1133-000 (44.492 Ac), 016-0514-1134-000 (43.318 Ac) and 016-0514-1422-001 (13.9 Ac). This is proposed in an A-1, Exclusive Agricultural zone in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance and to comply with NR135 requirements. Motion carried on a voice vote with Jaeckel abstaining.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

July 14, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

July 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 24, 8:30 a.m. - Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by David, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote; the meeting adjourned at 10 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.