

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION 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
8:00 A.M. ON FRIDAY, FEBRUARY 9, 2018**

1. Call to Order

The meeting was called to order by Vice-Chair David at 8:05 a.m.

2. Roll Call (Establish a Quorum)

David, Reese and Rinard were present at 8:05. Jaeckel was absent and excused. Also in attendance were Matt Zangl and Deb Magritz of the Zoning Department.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with the Open Meetings Law.

4. Approval of the Agenda

Reese noted that everything was pretty straightforward, other than that site inspections would be conducted in-house using GIS.

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.

Communications

Zangl reported on a request he'd received about having a wedding venue in an open space, perhaps using a tent. Zangl will follow up with additional research, and afterward will bring this back to the Committee in the future.

Zangl also offered information about an upcoming WisLine series that may be of interest to the Committee members.

7. Discussion and Possible Determination of Completeness on Application for Expanded Livestock Facility by Daybreak Foods Inc, Crossman Road, Town of Lake Mills-Patricia Cicero

Roll call was taken, with David, Rinard, Reese, Zangl and Patricia Cicero of the Land and Water Conservation Department (LWCD) noting their attendance.

Cicero began by explaining that Daybreak is proposing to increase their bird numbers up to a total of 27,500 animal units. They propose to build five new cage-free layer barns. Nine existing barns will be taken down. They will be removing a compost building and keeping two others. It was noted that their existing Industrial waste storage isn't regulated under livestock siting. A nutrient management plan is in place, and manure is taken off-site by a third party. Cicero explained the layout of the cage-free barns and manure drying within those barns. She noted that Daybreak Foods Inc. applications and worksheets are complete, and suggested that the Committee place conditions on the conditional use as listed in the memorandum from the LWCD dated January 30, 2018.

Zangl reminded the Committee that LWCD has determined that application to be complete. David asked whether there was anything that would create odors, and Cicero replied that Daybreak Foods Inc. is taking extra steps to be good community members. David then asked about the disposal of dead birds, and Cicero answered that they are composted currently, but Daybreak is looking at creamators for the future.

Reese made a motion to accept the completeness determination with requirements listed on the LWCD memo. David seconded. On a roll call vote, David, Reese and Rinard voted aye to accept the determination and the motion carried.

Nass arrived at 8:32 a.m., but abstained from the vote.

8. Discussion and Possible Action on Draft County Board Resolution to Amend the Land Information Plan to Include Implementation of a County Unmanned Aircraft Systems (UAS) Program-Andy Erdman
Erdman handed out copies of a draft resolution for amendment of the Land Information Plan, which was developed in 2015 and adopted in 2016. Erdman discussed this with Corporation Counsel, who recommended taking this route. The workgroup is getting to the point of developing a timeline and scheduling training. Erdman listed departments and offices interested in use of the drones and their individual needs; he noted that FAA part 107 certification is needed by the pilots. David asked what models are under consideration and their cost. Erdman answered that two drones, one for law enforcement at approximately \$8,000 and one for the other departments at \$3,000 are planned.

9. Site Inspections for Petitions to be Presented in Public Hearing on February 15, 2018:

The Committee viewed these site using GIS due to weather conditions:

R4041A-18 – John & Natalie Kutz/D&S Kutz Joint Revocable Trust Property: Create a 2.2-acre vacant building site from part of PIN 016-0614-3512-001 (30 Acres) on **Kutz Road** in the Town of Koshkonong.

R4040A-18 – Joe Kennedy/Ashling Hills Farm LLC Property: Rezone to create two, 1.2-acre vacant building sites on **McMillen Road** in the Town of Koshkonong from part of PIN 016-0514-3341-000 (40 Acres).

R4037A-18 – Eugene Gutzmer Jr: Rezone to create a 2.307-acre A-3 zone around the home at **N462 County Road N** from PIN 004-0515-3222-000 (28.305 Acres) in the Town of Cold Spring.

R4038A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property: Create a 1.1-acre vacant building site on the west side of **Haas Road**, Town of Hebron, from part of PIN 010-0615-2744-000 (40 Acres).

R4039A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property: Create a 2.2-acre farm consolidation lot around the home and buildings at **N2976 Haas Road**, and create a 1.1-ac vacant building site adjacent, both from PIN 010-0615-2744-000 (40 Acres) on the east side of Haas Road in the Town of Hebron.

CU1939-18 – Todd Crawley & Jennifer Blossom: Conditional use to allow up to 15 dogs in an A-3, Agricultural/Rural Residential zone at **N6304 Coffee Road** in the Town of Farmington, on PIN 008-0715-1523-002 (2.05 Acres).

R4043A-18 – Wilkes LLC: Create a 1-acre lot around the home at **W9521 Waterloo Road** on PIN 030-0813-1821-000 (38.023 Acres) in the Town of Waterloo.

R4044A-18 – Wilkes LLC: Create a 1-acre lot around the home at **N7841 Geise Lane** in the Town of Waterloo from part of PIN 030-0813-2942-000 (40.5 Acres).

R4042A-18 – Jennifer Martin: Create a 4 acre lot around the home and buildings at **N4435 County Road G** in the Town of Oakland from part of PIN 022-0613-1211-000 (32.07 Acres).

10. Adjourn

Motion by Reese, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:04 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.

