

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, SEPTEMBER 24, 2018**

1. Call to Order

The meeting was called to order by Supervisor Nass at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Reese, Nass, Jaeckel, Foelker and Poulson were in attendance. Also present were staff members Mark Watkins, Andy Erdman, Matt Zangl and Deb Magritz. Guests in attendance were Bob Pofahl, Patti Jo Craig, Lloyd Marks, Brenda Spies, Bob Schuett, Lygia Matthies, Sally Williams, Dianna Woelfle and Sam Meyers.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Action will move to item 11, then to item 17. for Spies and Spiegelhoff consideration, then to item 15.

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 August 23, August 28, September 14 and September 20, 2018 Meeting Minutes

Motion by Reese/Jaeckel to approve the August 23 meeting minutes. The motion passed 5-0.

Motion by Reese/Jaeckel to approve the August 28 meeting minutes. The motion passed 5-0.

Motion by Reese/Jaeckel to approve the September 14 meeting minutes. The motion passed 5-0.

No action was taken on the September 20 minutes. They will be acted upon in October.

7. Communications

There were no communications.

8. August Monthly Financial Report for Register of Deeds Office-Staci Hoffman

Hoffman was unable to attend the meeting, but her report was included in the Committee's packet.

9. August Monthly Financial Report for Land Information Office-Andy Erdman

Erdman reported that map sales were about where they should be, but document recordings are down about 5%. He noted that the Highway Department will begin working on a couple of county roads, which should positively impact the County Surveyor's revenues. Reese commented that he likes the graphs provided in the financial reports.

10. September Monthly Financial Report for Zoning-Matt Zangl

Zangl reported that August revenues were up by almost \$9,000 from 2017, but September has slowed. Revenues are \$10,000 short of those in September of 2017.

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

17. Discussion and Possible Action on Petitions Presented in Public Hearing on September 20, 2018:

APPROVED WITH CONDITIONS R4091A-18 – Brenda Spies/Paul & Pamela Neis Property on a motion by Jaeckel/Reese. Rezone all of PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road** in the Town of Watertown. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU1953-18 – Brenda Spies/Paul & Pamela Neis Property on a motion by Jaeckel/Foelker. Conditional use to allow for transportation services, a trucking operation, on PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson**

Road. This Town of Watertown property is being proposed for a Community zone. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU1954-18 – Brenda Spies/Paul & Pamela Neis Property on a motion by Foelker/Jaeckel. Conditional use to allow for home occupations on 032-0815-1733-000 (11.1 Acres), **Jefferson Road** in the Town of Watertown. Occupations requested are lawn care, snowplowing, U-Haul rentals and Amsoil distribution. The request is in a proposed Community zone in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4093A-18 – Samuel Meyers on a motion by Reese/Foelker. Rezone 7 acres of PIN 010-0615-3331-000 (21.765 Acres) near **W3930 State Road 106** in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

DENIED CU1955-18 – Samuel Meyers on a motion by Nass/Reese. Conditional use to allow storage of contractor's equipment in a proposed A-2 zone near **W3930 State Road 106**, on PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres). The site is in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4094A-18 – Samuel Meyers on a motion by Nass/Jaeckel. Create a 2-acre A-3 zone around the home at **W3930 State Road 106**, part of PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres) in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU1958-18 – Ed Spiegelhoff on a motion by Jaeckel/Poulson. Allow a conditional home occupation plumbing business at **N7085 North Shore Rd** in the Town of Lake Mills, on PIN 018-0713-0231-002 (3.830 Acres). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance, proposed in an A-T, Agricultural Transition zone. Motion passed 5-0.

- 15. Discussion and Possible Action on Request by Lloyd Marks to Replace the Home at N9198 Gopher Hill Road, PIN Town of Ixonia, at 300 Feet from its Existing Location**
The Committee had a sketch in their packets showing the proposed new home location in relation to the existing home and an explanation of the Marks' request. Motion by Reese/Poulson to approve as presented. Motion passed 5-0.
- 12. Discussion and Possible Action on the Draft Jefferson County Land Information Plan for 2019-2021-Andy Erdman**
Erdman explained that the Land Information Program is funded by Register of Deeds recording fees, and that the Land Information Plan guides how that money is spent. He noted several important points in the plan meeting needs of various County Departments. Erdman went on to briefly explain the plan approval process, grants available and long-term goals. Motion by Nass/Jaeckel to approve the draft plan. Motion passed 5-0.
- 13. Discussion and Possible Action on Proposed US Geological Survey 3D Elevation Program Grant and Ranging (LiDAR) terrain mapping project for 2019- Andy Erdman**
Erdman spoke about a 2019 LiDAR terrain mapping project at a base cost of \$132,400. He reported that a grant is available for 50% of the project, and that he will also apply for an additional \$50,000 Strategic Initiative Grant. The balance of the project would be covered by retained fees. Motion by Reese/Jaeckel to approve of the project. Motion passed 5-0.
- 14. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving a New Sand Storage Area for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000 – Mark Watkins**
Roll call was taken, with Reese, Nass, Jaeckel, Foelker, Poulson, Watkins and Zangl signifying their attendance. Watkins explained that this addendum was submitted to vacate and replace the sand storage area. They are not adding to their animal numbers. The Department of Agriculture and the Jefferson County Land and Water Conservation Department (LWCD) reviewed the proposal, and LWCD recommended approval of this change to the conditional use with stipulations as noted in their memo dated September 18, 2018. The Planning and Zoning Committee accepted that recommendation on a roll call vote, with Reese, Nass, Jaeckel, Foelker and Poulson voting aye.

PLEASE SEE INDIVIDUAL FILE FOR A COMPLETE RECORD OF THE FOLLOWING DECISION:

- 17. Discussion and Possible Action on Petitions Presented in Public Hearing on September 20, 2018:**

APPROVED WITH CONDITIONS CU1957 – 18 – Dianna & Wade Woelfle on a motion by Nass/Reese. Conditional use to allow three dogs in a Residential R-2 zone at **N1626 South Main St**, Town of Koshkonong on PIN 016-0514-1611-035 (0.699 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

11. Discussion on Solar Farm Permitting Process

Nass spoke about attending a meeting on this topic last week, and listed multiple questions that arose. Could there be environmental/wildlife corridors for hunting and animal movement? Could there be bonding for removal and site contamination? How would the solar panels be recycled? What would the fencing plan be? What setbacks would be required? What screening would be required? Would there be mitigation for RF interference? What grading and drainage requirements would be imposed? How would vegetation be controlled? Would there be bonding for prairie establishment? How would noise be controlled? What about battery storage? What type of fire and disaster plan-emergency management control would be in place? He read from the Jefferson County Agricultural Preservation and Land Use Plan regarding protections afforded, and suggested using impervious surfaces and non-prime areas. Zangl added that the October 23 County Board meeting may provide more information. Standards and conditions for public safety are already included in the Jefferson County Agricultural Preservation and Land Use Plan and Jefferson County Zoning Ordinance under conditional uses. Nass asked that people let Zangl know of any other ideas that come up.

16. Discussion and Possible Action on Advisory Resolution for Climate Coalition

Nass will get a copy of the advisory resolution; any action will be postponed for a future meeting.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on September 20, 2018:

APPROVE WITH CONDITIONS R4098A-18 – John R Schultz on a motion by Jaeckel/Poulson. Rezone approximately 0.5 acre of PIN 018-0713-0344-027 (2 Acres) for it to be absorbed into adjoining A-1 zoned property under the same ownership. The property is at **W8132 County Road B** in the Town of Lake Mills. The request is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4099A-18 – Robert Pizur/AA Fundraiser LLC Property on a motion by Reese/Foelker. Rezone 1.935 acres of PIN 016-0514-1511-025 (2.5 Acres) at **N1611 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1956-18 – Robert Pizur/AA Fundraiser LLC Property on a motion by Reese/Jaeckel. Conditional use to allow for personal storage-warehousing in an existing building in a proposed A-2 zone at **N1611 US Highway 12**, Town of Koshkonong on PIN 016-0514-1511-025 (2.5 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1959-18 – Carolyn & Chris Gosdeck on a motion by Nass/Jaeckel. Conditional use to allow canoe and kayak rentals in a Community zone at **N6980 Kasten Rd** in the Town of Milford, on PIN 020-0714-0434-007 (6.148 Acres). Also allow an extensive on-site storage structure 40' X 60' at this location. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE R4100T-18 – Jefferson County Zoning: This is a proposal to amend the shoreland provisions of the Jefferson County Zoning Ordinance by creating Sec. 11.10(k)7 and bringing the Ordinance into compliance with Wisconsin Administrative Code Chapter 115. Passed 5-0.

Jaeckel announced that he'd be abstaining from the next vote.

APPROVED WITH CONDITIONS R4092A-18 – George Jaeckel/Jaeckel Land LLC Property on a motion by Foelker/Reese. Request to create a 5-acre lot around the home at **W5738 Edgewater Road** in the Town of Koshkonong from parts of PINS 016-0514-0311-002 (4.61 Acres), 016-0614-3443-014 (33.738 Acres), 016-0614-3444-000 (3.9 Acres) and 016-0614-3444-001 (4 Acres). The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0 with Jaeckel abstaining.

NO ACTION TAKEN-PETITIONER DID NOT ATTEND THE PUBLIC HEARING. R4095A-18 – Brian Statz: Rezone 4 acres of PIN 014-0615-1131-000 (40 Acres) around the home and buildings at **N4259 County Road D** in the Town of Jefferson. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

NO ACTION TAKEN-PETITIONER DID NOT ATTEND THE PUBLIC HEARING. R4096A-18 – Brian Statz: Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

NO ACTION TAKEN-PETITIONER DID NOT ATTEND THE PUBLIC HEARING. R4097A-18 – Brian Statz: Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. The request is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

18 Possible Future Agenda Items

19. Upcoming Meeting Dates

October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Poulson will be absent

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

October 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

November 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

November 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Reese/Jaeckel to adjourn. Motion passed 5-0 and the meeting adjourned at 10:10 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.