

**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, NOVEMBER 26, 2018**

1. Call to Order

The meeting was called to order by Vice-Chair Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Nass was absent at 8:30 a.m., but all other Committee members were present, as were staff members Ben Wehmeier, Blair Ward, Andy Erdman, Staci Hoffman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

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

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)

Steve Nass arrived at the meeting at 8:32.

Sally Williams was present to speak about solar farms. She said that there are no state guidelines in place for solar farms, and feels that it is important for the County oppose them. She suggested that leasing rooftop space was another option for solar panels.

Ronni Monroe stated that if we do not drop global carbon dioxide emissions by 45%, the climate will have changed. We need to start looking at alternative energy sources.

6. Approval of October 18, October 29, November 9 and November 15, 2018 Meeting Minutes

Motion by Reese/Jaeckel to approve the October 18 minutes as printed. Motion carried 5-0.

Motion by Reese/Foelker to approve the October 29 minutes as printed. Motion carried 4-0, with Jaeckel abstaining.

Motion by Reese/Poulson to approve the November 9 minutes as printed. Motion carried 5-0.

Motion by Jaeckel/Reese to approve the November 15 minutes as printed. Motion carried 5-0.

7. Communications

Zangl explained that the Comp Plan and Farmland Preservation Plan updates were moving forward. Staff will be meeting with the consultant in December. There will public meetings tentatively beginning in January/February. Wehmeier asked that Nass be notified of any suggestions for Steering Committee members.

October Monthly Financial Report for Land Information Office – Andy Erdman

Erdman reported that revenues were pretty much where they should be, though document recordings were down. Seventy-five percent of the 2017 numbers have been recorded, as opposed to the 83% expected by this date. The surveyor's revenue is making up some ground, but may still be a little short of projected revenues.

9. October Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman echoed Erdman in that document recordings are down, but their office is making some of that up in vital record sales. Back indexing is also helping to increase copy revenue.

10. November Monthly Financial Report for Zoning – Matt Zangl

Zangl explained that revenues are down about \$6,000 from this point in 2017. Permits are also down, but we should be close to budgeted revenues.

11. Discussion on Solar Energy Facilities

Ward explained that he had met with Nass and with other counties' Corporation Counsels who said that Counties should walk away from regulation. He encouraged working with the solar companies, who seem accepting of County regulations. It's not necessary to walk away saying that we have no control. Each Committee member expressed his thoughts, and Ward and Wehmeier also weighed in. Nass suggested that the Committee members look through Concord's ordinance to determine which conditions they think are best.

12. Discussion and Possible Action on County Board Resolution to Approve the Updated Land Information Plan-Andy Erdman

Erdman has looked at the resolution, and minor changes have been made with Ward. Motion by Jaeckel/Reese to send this to the full County Board. Motion carried 5-0.

13. Unmanned Aircraft System (UAS) Program Update-Andy Erdman

Erdman reported that four people have been certified for the County program. He listed FAA conditions, and potential applications throughout the County.

14. Discussion and Possible Action Recognizing Climate Change and Urging Congress to Levy a Revenue-Neutral Fee on Carbon in Fossil Fuels

A resolution was handed out in the past. Nass noted that he'd asked Supervisor Walt Christensen to have this discussion with the Land and Water Conservation Department also. Wehmeier asked whether Nass wanted this to go to the Executive Committee too. Motion by Reese/Nass to have it put into a format acceptable to Jefferson County Committees and readied for County Board. Motion passed 4-1.

15. Discussion and Possible Decision on Request by Steven Ensor to Replace the Home at N8348 County Road A at 130 Feet from its Existing Location

Zangl explained the Ensors' request. Information was also included in the Committee's packet and sent out prior to the meeting. Motion by Jaeckel/Poulson to approve the request; motion carried 5-0.

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

16. Discussion and Possible Action on Petition R4106A-18 for Todd Tesch/Phyllis Salamone Property, Presented in Public Hearing on October 18 and Subsequently Postponed

Zangl reported on information provided by the Highway Department; access anywhere along the lot's frontage would be allowed. Motion by Jaeckel/Foelker to approve as presented. Motion passed 4-1, with Nass objecting.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on November 15:

APPROVE WITH CONDITIONS R4110A-18 on a motion by Reese/Nass for Krista Crossman & Melissa Hafenstein to rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1968-18 on a motion by Jaeckel/Nass for Krista Crossman & Melissa Hafenstein for conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of

Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONE R4111A-18 on a motion by Nass/Poulson for ADL Properties LLC to rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4112A-18 on a motion by Reese/Jaeckel for ADL Properties LLC to rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4113A-18 on a motion by Reese/Nass for ADL Properties LLC to create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4114A-18 on a motion by Jaeckel/Foelker for Richard & Marcia Bienz to create a 1.27-ac building site along **Staude Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-2 with Nass and Reese opposed.

APPROVE WITH CONDITIONS R4115A-18 on a motion by Reese/Jaeckel for Serendipity Events LLC to create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4116A-18 on a motion by Reese/Poulson for Karen Mueller to rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4117A-18 on a motion by Jaeckel/Poulson for Diane Origer to create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4095A-18 on a motion by Jaeckel/Foelker for Brian & Jennifer Statz to rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4096A-18 on a motion by Reese/Nass for Brian & Jennifer Statz to 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 This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4097A-18 on a motion by Reese/Jaeckel for Brian Statz to 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. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4118A-18 on a motion by Reese/Jaeckel for John & Dee Winkelman to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4119A-18 on a motion by Reese/Nass for John & Dee Winkelman to create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4120A-18 on a motion by Jaeckel/Reese for Daniel & Kristia Loeder to rezone to create a 5.1-ac farm consolidation lot at **N3421 Bente Rd** in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4121A-18 on a motion by Reese/Jaeckel for Daniel & Kristia Loeder to create a 38.4-ac Natural Resource zone near **N3421 Bente Rd** from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1969-18 – Strausdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule. Motion passed on a voice vote, with Reese, Nass, Jaeckel, Foelker and Poulson in favor.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

December 14, 2018, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

December 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203

January 11, 2019, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Reese/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:07 a.m.

Committee 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.jeffersoncountyiwi.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.