

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

Steve Nass, Chair; George Jaeckel, Vice-Chair; Matt Foelker, Blane Poulson, Lloyd Zastrow

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, DECEMBER 31, 2018**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Nass, Jaeckel, Poulson, Foelker and Zastrow were present. Also in attendance were County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman, Director of Land Information Andy Erdman, Director of Planning and Zoning Matt Zangl and Zoning Administrative Specialist Deb Magritz. Guests in attendance were Sally and Thomas Williams and Cheryl Creydt.

3. Certification of Compliance with Open Meetings Law

Zangl certified compliance with the Open Meetings Law.

4. Election of Committee Secretary

Motion by Jaeckel/Foelker to nominate Poulson for Secretary. Motion by Jaeckel/Nass for nominations to be closed and for a unanimous ballot to be cast for Poulson. Motions passed 5-0.

5. Approval of the Agenda

Motion by Foelker/Jaeckel to approve the agenda. Motion passed 5-0.

6. 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)

County Board Chairman Jim Schroeder arrived at 8:34 a.m.

Sally Williams spoke about the Badger Hollow Solar Farm project, and described changes to the Iowa County proposal. She noted that a group of citizens has asked the PSC to put solar siting rules in place for such projects.

Cheryl Creydt said that solar panels have been proposed 60 feet from her house, and feels that the project will change the whole blueprint of the County. She's concerned also about economics of the County. She hopes that this will not pass.

7. Approval of November 26, December 14 and December 20 Meeting Minutes

Motion by Poulson/Jaeckel to approve the November 26 minutes. Motion passed 5-0.

Motion by Poulson/Jaeckel to approve the December 14 minutes. Motion passed 5-0.

Motion by Poulson/Jaeckel to approve the December 20 minutes. Motion passed 5-0.

8. Communications

Zangl reported working on the Comp Plan Steering Committee membership. He said that the Board of Adjustment is always looking for new members. Wehmeier added that members cannot be also on the County Board. The County is looking for someone with experience.

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

Erdman noted that Land Information revenues are down a bit. The County Surveyor's revenues are down due to the lack of projects he can work on with the Highway Department. He will sit down with the Highway Commissioner to see where they're going to be for next year, and perhaps address this differently for next year.

10. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that her revenues look great, and will be making budget in all areas. Recordings are down, and are predicted to be down for 2019 also. However, sales are predicted to be higher in 2019.
11. **December Monthly Financial Report for Zoning – Matt Zangl**
Zangl said that Zoning is down \$10,000 this month from December of 2017, and \$1,500 short of budget goal.
12. **Discussion on Solar Energy Facilities**
Nass asked for ideas about the list compiled, things to forward to Corporation Counsel for the PSC to address. Possible setbacks were discussed, as were buffers, fencing, plan for interference issues, economic issues, lighting issues, decommissioning, removal and clean up. Ward asked that Zangl provide copies of Williams' submittal. Ward will research PSC requirements.
13. **Discussion and Possible Action Recognizing Climate Change and Urging Congress to Levy a Revenue-Neutral Fee on Carbon in Fossil Fuels**
Nass explained that this is a bi-partisan bill and that Supervisor Walt Christensen addressed it with the Land and Water Conservation Committee. Motion by Nass/Zastrow to send the resolution to County Board after input from the Land and Water Conservation Committee. Motion failed, with Poulson, Foelker and Jaeckel opposed. Schroeder added that the Executive Committee declined to take action.
14. **Discussion and Possible Action on Request for the Christine Grimm Property at N8713 West Road, PIN 032-0814-1524-001 in the Town of Watertown, to Add Land for Septic System Replacement**
Zangl explained that this proposal called for lot configuration of the property at N8713 West Road to allow for septic replacement. Six-tenths of an acre would be added from adjoining property to the north, and six-tenths would be removed from the west and transferred to that adjoining owner. Therefore there would be no net gain or loss in acreage. Motion by Jaeckel/Poulson to approve of this land transfer without rezoning, but after Town approval on a preliminary survey has been granted. Motion passed, 5-0.
15. **Discussion and Possible Action on Land Transfers for Septic System Repairs/Replacements**
Zangl asked whether the Committee would allow other such transfers for septic system repair/replacement without rezoning. The Committee consensus was that they would allow it, but after Town approval on a preliminary certified survey map.
16. **Discussion and Possible Action on VIO050 for Jean and Tim Smith at W737 Carlin Trail, PIN 024-0516-2334-001, Town of Palmyra**
Zangl described the ongoing violation in which the manure has not been disposed of properly. The Committee offered their support of the Zoning Department's actions.
17. **Discussion and Possible Action on Request for Lot Reconfiguration from R3998A-18, Resulting in No Net Acreage Change. This is on PIN 032-0815-2043-000, Town of Watertown, for Austin and Andrea Reis-Green**
Zangl explained the lot configuration. Motion by Nass/Foelker to approve. Motion passed 5-0.
18. **Discussion and possible action to forward county board resolution to approve contract with Ayres and Associates for LiDAR Terrain Mapping project**
Erdman explained that he'd applied for a Federal grant, and received funding, along with four other counties. Motion by Poulson/Foelker to forward the resolution to County Board. Jaeckel asked how long it would be before we see results of this contract. Erdman replied that the flight would be in 2019, and we should see the product in 2020. Motion passed 5-0.

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

19. Discussion and Possible Action on Petitions Presented in Public Hearing on December 20:

APPROVE WITH CONDITIONS R4104A-18 – Ronald E Hahm/David Hahm Properties on a motion by Poulson/Foelker and rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4123A-18 – Daryl & Tammy Payne on a motion by Jaeckel/Foelker and rezone part of PIN 026-0616-1011-000 (34.868 Acres) to create a 1-acre building site along **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4124A-18 – Daryl & Tammy Payne on a motion by Jaeckel/Poulson and rezone 15.6 acres of PIN 026-0616-1011 (34.868 Acres) to create a Natural Resource zone between **Village Line Road and County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4125A018 – Thomas & Colleen Schlieve to rezone 0.56 acre of PIN 012-0816-0834-000 (14.626 Acres) near **W1967 Mystic Court** in the Town of Ixonia for it to be added to the adjoining A-3 zoned property. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

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

February 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

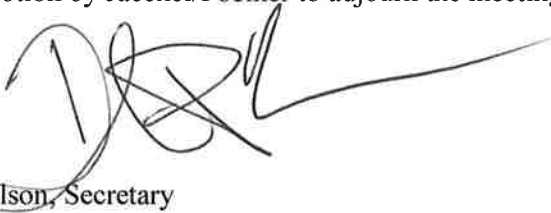
February 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

See Calendar for Remainder of Year Meeting Schedule

22. Adjourn

Motion by Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:12 a.m.



Blane Poulson, 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.

