

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30A.M. ON MONDAY, AUGUST 26, 2019**

1. Call to Order

The meeting was called to order by Supervisor Nass at 8:31 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:31. Also present were staff members Joe Strupp, Matt Zangl, Sarah Higgins, Deb Magritz and Lindsey Schreiner. Guests included Frankie Fuller, Tim Otterstatter and Cathy and Ron Zimmerman,

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings.

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda as presented. Motion passed, 5-0.

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)

Frankie Fuller advocated for protecting small farms, and not letting CAFOs buy them up. If there's anything this Committee can do to help that, it would be greatly appreciated.

6. Approval of July 18, July 22, August 9 and August 15 Meeting Minutes

Motion by Supervisors Jaeckel/Foelker to approve the July 18 meeting minutes as presented. Motion passed 5-0.

Motion by Supervisors Jaeckel/Poulson to approve the July 22 meeting minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Jaeckel to approve the August 9 meeting minutes as presented. Motion passed 4-0, with Poulson abstaining.

The August 15 meeting minutes were not available for review.

7. Communications

There were no communications to report.

8. July Monthly Financial Report for Land Information Office

The information was in the Committee's packet, sent out prior to the meeting.

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

The information was in the Committee's packet, sent out prior to the meeting.

10. August Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that the month of June ended well, about \$5,000 up from the previous year's revenues at that point. The month of August started out well, with expectations to meet or exceed last year's revenues. There were some big projects, including a new cell tower on Highway G and eight new homes going in the Sullivan mobile home court which helped out revenues for the month.

11. Discussion on Jefferson County Comprehensive Plan Update

Foelker asked in which room the Town of Hebron intergovernmental interview would be held, and Zangl responded that it would either be Room 202 or 203. The meetings begin on August 27. He hoped that staff would be seeing a lot of the Committee members or their Town representatives at these meetings.

12. Discussion on Solar Energy Facilities

Zangl reported that there was nothing really new on solar farms recently-it's been pretty quiet. He said he imagined that there was something being done, just not anything that involves Zoning right now. The one in Ixonia has been pretty quiet, and the Jefferson one is working through the PSC permitting process. Zastrow noted that one property owner near the Ixonia site is not allowing it to go through his property, so the next option is to tunnel under the Rock River, which has slowed things down.

13. Discussion and Possible Action on an Amendment to the Livestock Siting Application for Pond Hill Dairy, N1014 Poeppel Road, Town of Koshkonong on PIN 016-0514-2041-000. This amendment requests to add a livestock housing structure for calves and eliminate existing calf hutches.

Strupp explained that DNR required the calf hutches to be eliminated, wanting all animals to be under roof. This requires an amendment to Pond Hill's conditional use, and changes the odor score by six points. A roll call was taken, with Supervisors Poulson, Foelker, Jaeckel, Nass and Zastrow signifying attendance. A roll call vote was taken, with Supervisors Poulson, Foelker, Jaeckel, Nass and Zastrow voting in favor of the amendment.

14. Discussion and Possible Action on Modification of R4129A-19, Moving the Location of the Previously Approved A-2 Zone for Tim Otterstatter to the West on PIN 032-0815-12-23-000, Town of Watertown. The original petition was presented in public hearing on February 21, 2019 and approved by the County Board on March 18, 2019.

Zangl explained that earlier this year an A-2 zone with conditional use was approved for Otterstatter on this PIN. DNR personnel came to the property and identified a wetland in the proposed A-2 zone area. Zangl listed options available to Otterstatter: the Committee could accept the change requested by Otterstatter; require Otterstatter to go back to public hearing for the request; or not allow a change in location which would require wetland fill. Motion by Supervisors Foelker/Poulson to approve of the requested change moving the A-2 zone to the west. Motion passed 5-0.

15. Request by Duane Jacobson to Replace the Existing Home at N6577 Gomoll Road, Town of Aztalan at Approximately 265 Feet from the Existing Location on PIN 002-0714-0834-000.

The Committee had received a plot plan in their packets. They discussed the fact that the area for new home was already disturbed, and the old farmhouse would be coming down. Motion by Supervisors Nass/Poulson to approve the request to replace the home approximately 265 feet from its existing location. Motion passed 5-0.

16. Discussion and Possible Action on CU1993-19 for Mark Marsh, N3888 Scheppert Road in the Town of Oakland, Presented in Public Hearing on July 18, 2019 and Subsequently Postponed on July 22, 2019. The site is on PIN 022-0613-1324-000.

Marsh had submitted a parking plan for his proposed operation, and that was passed around to the Committee members as well as having been sent in their packets. Motion by Supervisors Foelker/Jaeckel to approve of the conditional use as presented in public hearing. Motion passed 5-0.

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

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

DENIED on a motion by Supervisors Jaeckel/Foelker the request to create a 2-acre A-2 zone on **South Farmington Road** from PIN 008-0715-2434-001 (15 Acres) in the Town of Farmington. This is proposed in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. R4170A-19 – Ron Zimmerman/Delores Zimmerman Trust Property. Motion passed 5-0.

NO ACTION TAKEN on the request for conditional use to allow for storage of non-farm equipment in a proposed A-2 zone on **South Farmington Road**, Town of Farmington, on PIN 008-0715-2434-001 (15 Acres). This is proposed in

accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. CU1999-19 – Ron Zimmerman/Delores Zimmerman Trust Property

APPROVED WITH CONDITIONS on a motion by Supervisors Jaeckel/Foelker the request to create a new 1-acre building site on **Seavert Lane** from PIN 002-0714-2831-003 (28.226 Acres). The site is in the Town of Aztalan, and the proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4171A-19 – Laura L Jacobson/Charlie Oestreich Trust Property. Motion passed 5-0.

APPROVED WITH CONDITIONS on a motion by Supervisors Zastrow/Jaeckel the request to enlarge an existing A-3 zone at **W6380 Seavert Lane** by 1 acre, part of PINs 002-0714-2831-003 (28.226 Acres) and 002-0714-2832-000 (29.674 Acres). The site is in the Town of Aztalan, and the proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4174A-19 – Laura L Jacobson/Charlie Oestreich Trust Property. Motion passed 5-0.

APPROVED WITH CONDITIONS on a motion by Supervisors Foelker/Jaeckel the request to create a new 2-acre building site on **County Road D** in the Town of Hebron from part of PIN 010-0515-0234-002 (4.492 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4172A-19 – Philip E Hack. Motion passed 5-0.

APPROVED WITH CONDITIONS on a motion by Supervisors Jaeckel/Foelker the request to create a 2.98-acre building site on **Pine Drive** from part of PIN 024-0516-1144-000 (40 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4173A-19 – Thomas W Hooper. Motion passed 5-0.

APPROVED WITH CONDITIONS on a motion by Supervisors Jaeckel/Foelker a modification of the original conditional use issued for planting of nursery stock in order to allow a new 6,000 square foot shed in the existing A-2 zone. The site is at **W7464 Koshkonong Mounds Road**, Town of Koshkonong on PIN 016-0513-2443-001 (10.456 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. CU2000-19 – Jeff Foerster. Motion passed 5-0.

APPROVED WITH CONDITIONS on a motion by Supervisors Zastrow/Jaeckel a conditional use permit to allow an extensive on-site storage structure of 1,080 square feet, over 15 feet in height, in a Residential R-2 zone. The site is at **N7493 Switzke Road**, Town of Watertown, on PIN 032-0815-3332-007 (1.385 Acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. CU2001-19 – Terry & Patricia Zoller. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

September 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

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

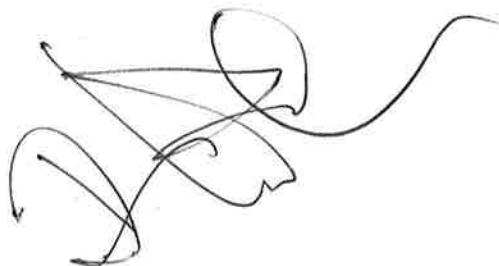
October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

20. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:07 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.