

**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
8:30 A.M. ON MONDAY, DECEMBER 30, 2019**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30. Also present were staff members Matt Zangl, Sarah Higgins, Deb Magritz and Joe Strupp.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Poulson to approve the agenda. 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)

There was no public comment.

6. Approval of November 25, December 13 and December 19 Meeting Minutes

Motion by Supervisors Poulson/Foelker to approve the November 25 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the December 13 minutes as presented. Motion passed 5-0.

The December 19 minutes were not available at this time.

7. Communications

The Town of Sumner has submitted an open records request for the Weigand petition which Zoning is working through.

8. November Monthly Financial Report for Register of Deeds – Staci Hoffman

The information was sent out in the Committee packet.

9. November Monthly Financial Report for Land Information Office

The information was sent out in the Committee packet.

10. December Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that 2019 revenues were \$5,000 to \$6,000 over budget. Compared to 2018, yearly revenues are up \$10,000. Expenses are about \$8,500 under budget.

11. Discussion and Possible Action on an ATCP 51 Amendment for TAG Lane Farms, Town of Ixonia, to Construct a Calf Hutch Runoff Facility and Waste Transfer at N8934 River Valley Road, PINs 012-0816-1132-000 and 012-0816-1133-001

Joe Strupp from the Land and Water Conservation Department explained that the DNR requires a berm for runoff from the calf hutches to the waste storage facility. Wastes will be collected and piped into a pit. The DNR has approved the engineering plan. A roll call was taken with Supervisors Poulson, Foelker, Jaeckel, Nass, and Zastrow and staff member Zangl signifying attendance. Motion by Jaeckel/Zastrow to approve the amendment to TAG Lane Farms. Vic Karalunis of W262 Hillendale Drive asked what the current practice is to collect manure

from the calf hutches. Strupp said that the hutches are cleaned out by hand. Strupp explained that this amendment is to collect rain runoff into a collection point and then into a pit. Solid manure will still be cleaned out by hand.

Anita Martin reported that DNR and the EPA had compliance issues concerning this facility. According to the DNR website, approval is pending upon documents regarding this facility. Martin handed out a May 17, 2018 minutes from Mark Fry, City of Oconomowoc Public Works Director to Lac La Belle Management District regarding TAG Lane water permit. She also noted that she has photos on her phone from an area of the Rock River near the TAG Lane farm showing green colored, unclear water, a not good situation. Given all of this, Martin requested that the Committee consider taking this to public hearing before making a decision. Nass replied that that permit is not being acted upon today. Zangl and Strupp noted that this amendment will improve the situation at the farm. This is the standard process for an ATCP amendment, and does not require public hearing. Nass added that to hold something up with environmental benefits that will control stormwater runoff has no merit. Jaeckel pointed out that the engineering is approved by the state and the state was asking for this, so why wouldn't the Committee approve.

A roll call vote was called, with Supervisors Poulson, Foelker, Jaeckel, Nass and Zastrow all voting aye.

12. Discussion on Jefferson County Comprehensive Plan Update

Zangl explained that focus groups are being set up, and meeting dates, location and times are being planned. He anticipates having that done by the end of January.

13. Discussion on Solar Energy Facilities

Nass noted that a Memorandum of Understanding was passed by County Board for the site west of Jefferson. Zangl added that the PSC developed a decision matrix, and a decision should be expected possibly by the next Committee meeting.

Strupp left the meeting.

14. Decision and Possible Action on a Reconfiguration of the R-2 and A-1 zones on Old 26 Road, Town of Koshkonong, on PIN 016-0513-2542-000. This is owned by the C&G Bumbard Trust.

Zangl explained the maps that were before the Committee. Motion by Supervisors Jaeckel/Foelker to approve the reconfiguration because it does not change the R-2 acreage.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 19, 2019:

APPROVE WITH CONDITIONS R4198A-19 – Dennis Stair on a motion by Supervisors Zastrow/Jaekel to create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONED FOR REDESIGN R4199A-19 – Dennis Stair on a motion by Supervisors Jaeckel/Foelker to create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4200A-19 – Shirley Wagi/Lucht-View LLC Property on a motion by Supervisors Poulson/Foelker to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4201A-19 – Jonathan W Schrock on a motion by Supervisors Zastrow/Jaekel to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4202A-19 – Steve & Leanne Lehmann on a motion by Supervisors Jaecel/Poulson to rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the

Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2011-19 – Steve and Leanne Lehmann on a motion by Supervisors Jaeckel/Poulson for conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

DENY CU2012-19 – Laura Dexter on a motion by Supervisors Poulson/Foelker for conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion to deny passed 5-0.

APPROVE WITH CONDITIONS CU2013-19 – Torry & Roxanne Butler on a motion by Supervisors Jaeckel/Foelker to allow a conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2014-19 – Torry & Roxanne Butler on a motion by Supervisors Zastrow/Jaeckel for conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2015-19 – Patrick Baudhuin on a motion by Supervisors Jaeckel/Foelker to allow conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

January 10, 2020 at 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

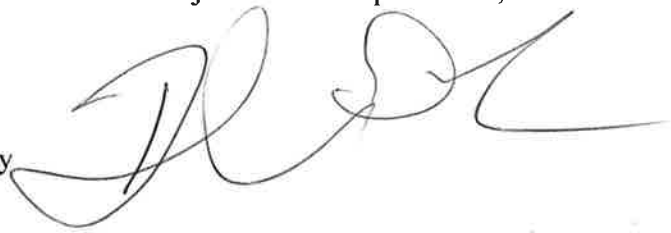
February 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

Motion by Jaeckel/Foelker to adjourn. Motion passed 5-0, and the meeting adjourned at 9:25 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.jeffersoncountywv.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.