

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JANUARY 9, 2017

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Approval of the Agenda**
- 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)**
- 6. Approval of November 28, December 12 and December 15, 2016 Committee Minutes**
- 7. Communications**
- 8. Discussion and Possible Action on a Potential Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan**
- 9. Discussion and Possible Completeness Determination on Application for Expanded Livestock Facility by Cold Spring Egg Farm, Town of Palmyra**
- 10. November 2016 Monthly Financial Report for Land Information Office – Andy Erdman**
- 11. December 2016 Monthly Financial Report for Zoning – Rob Klotz**
- 12. Discussion and Possible Action on Development of an Ordinance Regulating Beekeeping**
- 13. Discussion and Possible Action on Mini-Pigs Being Designated as Household Pets**
- 14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2016:**

R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property: Rezone PIN 016-0513-3341-000 (122.13 Acres) to A-2, Agricultural and Rural Business to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

R3941A-16 – Jeff Gaal: Rezone to A-3 to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord.

R3942A-16 – Steve Wareham/Wareham Properties IS LLC: Create a 3-acre A-3 farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac A-3 building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

R3944A-16 – John & Sally Mason: Create a 1.2-ac A-3 farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra.

R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. The sites are in the Town of Koshkonong.

R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong

R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**.

R3948A-16 – Fred Heckel: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord.

R3949A-16 – Fred Heckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord.

CU1903-16 –Brenda Seeber: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential.

CU1904-16 – Glenn & Linda Wegner: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural.

CU1905-16 – Kathy & Steven Hatch: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres).

CU1906-16 – Jacob & Katie Bowling: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

January 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

January 19, 7:00 p.m. - Public Hearing in Courthouse Room 205

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

February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. - Public Hearing in Courthouse Room 205

February 20 OR February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

17. Adjourn

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.jeffersoncountytwi.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.

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

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, NOVEMBER 28, 2016**

- 1. Call to Order**
The meeting was called to order by County Board Chairman Jim Schroeder for the purpose to elect a temporary chair in the absence of the Committee's Chair and Vice-Chair. There was a motion by Jaeckel, seconded by Rinard to nominate Reese as the temporary chair. Motion carried.
- 2. Roll Call (Establish a Quorum)**
Nass and David were absent. Schroeder, Reese, Rinard and Jaeckel were present. Also present were Andy Erdman, Director of Land Information; Mark Watkins, Director and Land and Water Conservation; and Rob Klotz, Deb Magritz and Matt Zangl, Zoning Department staff.
- 3. Certification of Compliance with the Open Meetings Law**
Klotz verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Approval of the Agenda**
Decision on CU1900-16 will be moved up in order to accommodate the petitioner, who was present.
- 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 October 31, November 14 and November 17, 2016 Committee Minutes**
Motion by Jaeckel, seconded by Rinard to approve the October 31 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Rinard to approve the November 14 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Rinard to approve the November 17 minutes as printed. Motion carried on a voice vote with no objection.
- 7. Communications**
Klotz reported having received two new emails concerning the Hoard manure storage structure; both are in the Hoard file.
- 8. October Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman reported that there was a downturn in revenues for October, so total revenues are a little off from October 2015. However, they are still in line to meet revenue projections for 2016.

9. November Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that 2016 revenues are up almost \$5,000 from those of November 2015. To date in 2016, we have exceeded revenue projections by \$31,000.

10. Discussion and Possible Action on a Potential Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan

A roll call was taken, with Reese, Jaeckel, Rinard, Schroeder, Klotz, and Watkins noting their attendance. Watkins reported that there is a new repair plan for the Hoard facility, and added that the basin has been idle since January 2015. The new repair plan has been submitted to federal and state engineering agencies for review. Both agencies found that the repair plan was aggressive and should take care of the problem. Watkins visited the site on November 8 and found a repair crew at work implementing the repair, even though the repair plan had not been approved by the Planning and Zoning Committee. Carl Chenoweth of Resource Engineering then spoke. He prepared the repair plan, resulting in what he termed as a small two-day project. He advised Hoards to go ahead with the repair due to impending weather conditions. Chenoweth was on site for the repair and is prepared to certify the work. Klotz asked what the plan entailed and what the temperature limitations were. Chenoweth replied that the typical restriction is 45 degrees and rising; both days met that temperature restriction. The repair plan is relatively simple, Chenoweth said, utilizing crack repair with epoxy and caulking of expansion joints. Klotz reminded the Committee that with the conditional use permit allowing Hoards to have over 150 livestock units, ATCP51 requires manure management, and Hoards have chosen to utilize this basin for manure storage. Klotz and Watkins spoke of next steps. The repair plan needs to be approved, subject to engineering certification and live test addendum approval. Motion by Reese, seconded by Jaeckel to approve the plan and to authorize Watkins to act on their behalf to execute the addendum. Jaeckel asked what contingencies remain in the event that this plan fails. Steve Larsen said that Hoards remain confident that the problem can be fixed, and that is why Hoards is on this track. A roll call vote was taken, with Jaeckel, Rinard and Reese all voting yes.

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

- 11. APPROVED WITH CONDITIONS Discussion and Possible Action on Petition R3932A-16 for Samantha Speich/Alfred & Sandra Speich Property, Presented in Public Hearing on October 20 and Subsequently Postponed:** Create a 1-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres)
- 12. Discussion and Possible Action on Petitions Presented in Public Hearing on November 17, 2016:**

FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS

APPROVED WITH CONDITIONS R3936A-16 on a motion by Reese, seconded by Jaeckel & two parts of CU1896-16 on a motions by Rinard, seconded by Jaeckel and by Jaeckel, seconded by Reese for Thomas A & Betty J Hardy: Rezone PIN 004-0515-2711-006 (2.296 Ac) at **N819 Howard Road**, Town of Cold Spring with CUP to allow, under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises & under Conditional Uses kk. Bed and Breakfast. All three motions carried on voice votes with no objection.

FROM A-1, EXCLUSIVE AGRICULTURAL AND R-2 RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

APPROVED WITH CONDITIONS R3937A-16 on a motion by Jaeckel, seconded by Reese, & two parts of CU1897-16 on motions by Reese, seconded by Jaeckel and Jaeckel, seconded by Rinard for Thomas A & Betty Hardy: Rezone all of PIN 004-0515-2711-004 (22.849 Ac) with CUP under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises and under 11.04(f)7 Conditional Uses rr. Farm store, also including a restaurant as an ag-related use of produce and animals grown on the farm. The site is at **N831 Howard Road** in the Town of Cold Spring. All three motions carried on voice votes with no objection.

Schroeder left the meeting at 9:49 a.m.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AG/RURAL RESIDENTIAL

APPROVED WITH CONDITIONS R3938A-16 on a motion by Jaeckel, seconded by Rinard for Curt & Lottie Stenjem: Create a 1-acre building site on PIN 018-0713-3132-001 (7.585 Ac) near **W9697 Britzke Road** in the Town of Lake Mills. Motion carried on a voice vote with no objection.

FROM A-1, EXCLUSIVE AGRICULTURAL AND A-2, AGRICULTURAL AND RURAL BUSINESS TO ALL A-2

APPROVED WITH CONDITIONS R3939A-16 on a motion by Reese, seconded by Jaeckel for Timothy Otterstatter: Create a 1.49-acre lot around the buildings at **W2771 East Gate Drive** from PIN 032-0815-1231-000 (37.14 Ac) in the Town of Watertown. Motion carried on a voice vote with no objection.

CONDITIONAL USE PERMIT APPLICATIONS

APPROVED WITH CONDITIONS CU1898-16 on a motion by Rinard, seconded by Jaeckel for Adam & Megan Schuett: Allow a commercial stable of 10 or more horses at **N3803 Duck Creek Rd**, Town of Jefferson on PIN 014-0615-1441-000 (36.492 Ac). The property is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1899-16 on a motion by Reese, seconded by Jaeckel for Scott Construction Inc: Allow expansion of mineral extraction and processing including occasional use of a portable asphalt mix plant under Sec. 11.05(c) for the existing pit and operations originally approved under CU1447-06 and also as required by NR135, on PINs 014-0614-1921-002 (9.99 Ac), 014-0614-1923-002 (21.972 Ac), 014-0614-1924-001 (38.852 Ac) and 014-0614-1931-001 (20 Ac). The site is in an A-1, Exclusive Ag zone at **W7161 County Road J**, Town of Jefferson. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1900-16 on a motion by Jaeckel, seconded by Reese for Steven J Statz: Allow an extensive on-site storage structure of 1,200 square feet, 17 feet in

height in a Residential R-2 zone at **N8878 River Rd.** The site is on PIN 032-0815-1411-002 (3.032 Ac) in the Town of Watertown. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1901-16 on a motion by Rinard, seconded by Jaeckel for Joan Key & Tammy Henningsen: Allow a kennel for up to ten dogs in an A-1, Ag zone at **W4285 County Road B**, Town of Farmington on PIN 008-0715-1712-001 (2.357 Ac). Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1902-16 on a motion by Jaeckel, seconded by Reese for Steve and Jody Knoebel: Allow a commercial kitchen as an ag-related use, defined by the ordinance under 11.04(f)6 under Conditional Use d. for processing and sales of farm-grown produce and fruit-based products in the existing farm store at **N5648 South Farmington Rd.** The property is in the Town of Farmington in an A-1, Exclusive Ag zone on PIN 008-0715-2434-000 (25 Ac). Motion carried on a voice vote with no objection.

13. Possible Future Agenda Items

Hoards Dairyman Farm Manure Storage Structure

14. Upcoming Meeting Dates

December 12, 2016, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 15, 2016, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 9, 2017 – Decision Meeting in Courthouse Room 203

Friday, January 13, 2017, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 19, 2017, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

15. Adjourn

Motion by Jaeckel, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 10:30 am.

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.

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**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, DECEMBER 12, 2016**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:05 a.m.
- 2. Roll Call (Establish a Quorum)**
Amy Rinard was absent from the meeting. All other members were present. Also present were Rob Klotz and Matt Zangl from the Zoning Department.
- 3. Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Approval of the Agenda**
Motion by Reese, second by Jaeckel to approve the agenda with the modification to cancel site visits at R3940A-16 - John Whitcomb/Thiebeau Hunting Club Property, CU1904-16 - Glenn and Linda Wegner and CU1906-16 - Jacob and Katie Bowling due to weather. Motion carried on a voice vote with no objection.
- 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. Communications**
There were no communications.
- 7. Site Inspections for Petitions to be Presented in Public Hearing on December 15, 2016:**

The committee left at 8:12 for site inspections.

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property: Rezone PIN 016-0513-3341-000 (122.13 Acres) from A-1 to A-2 in order to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. The sites are in the Town of Koshkonong.

R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong

R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**.

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CU1905-16 – Kathy & Steven Hatch: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres).

R3948A-16 – Fred Heckel: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord.

R3949A-16 – Fred Heckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord.

R3941A-16 – Jeff Gaal: Rezone to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord.

CU1903-16 – Brenda Seeber: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential.

R3942A-16 – Steve Wareham/Wareham Properties IS LLC: Create a 3-acre farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

CU1904-16 – Glenn & Linda Wegner: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural.

CU1906-16 – Jacob & Katie Bowling: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural

8. Adjourn

Motion by Reese, second by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting was adjourned at 10:30 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.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.

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A digital recording of the meeting will be available in the Zoning Department upon request.

**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, December 15, 2016

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. Call to Order

Chairman Nass called the meeting to order at 7:01 p.m.

2. Roll Call

All members were present at the meeting along with Rob Klotz and Matt Zangl from the Planning and Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese certified that the meeting was in compliance with Open Meetings Law Requirements.

4. Approval of Agenda

A motion to approve the agenda was made by Reese, seconded by Jaeckel. The motion passed on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the public hearing process and noted the decision meeting will occur on January 9, 2017 and County Board will act on the petitions on February 14, 2017.

6. Public Hearing

The following was read into the record by Klotz:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, December 15, 2016, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property: Rezone PIN 016-0513-3341-000 (122.13 Acres) to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

Petitioner: John Whitcomb (N387 Charley Bluff Rd): John explained the petition and noted that it is a 96 year old hunting club. The club recently did a Land Use Planning activity with its member to identify what the club could do to better suit its members. The club decided to would like to request 7 outbuildings and 3 new habitable structures. Through a dialog with Mr. Klotz it was recommended to rezone from A-1 to A-2 to better aline with the primary use of the hunting club.

In response to Klotz: Yes it is to sanction what was existing. The habitable structures will be outside of the floodplain.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-2016 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz questions Mr. Whitcomb if they are asking for an expansion or requesting to sanction what was existing on the property? The 3 new habitable structures will be placed out of the floodplain? In the file is a survey illustrating the floodplain and the 3 new habitable structures.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3941A-16 – Jeff Gaal: Rezone to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord.

Petitioner: Jeff Gaal (W532 County Road B): Mr. Gaal explained the petition and that W532 is the primary address and W568 is the adjacent property. Mr. Gaal would like to rezone both properties and create a 2 acre lot through a lot combination.

In response to Klotz: Correct, two existing homes. Yes, I understand.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-7-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. On this petition there is two existing homes? Do you understand that once zoned A-3 they cannot be further divided?

R3942A-16 – Steve Wareham/Wareham Properties IS LLC: Create a 3-acre farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

Petitioner: Steve Wareham (N7096 County Road P): Mr. Wareham explained the petition.

In response to Klotz: It was a school house and then converted to a rental house in the 1970's. The 3 acres is in case we sell it, then someone can add on or add a shed in the future.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-7-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. The petition include 2 lots of 2 acres each at the corner of Ranch and P for new development. The 3 acre lot is an old school house and has been an existing home? Why are you requesting 3 acres?

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

Petitioner or Representative was not present at the Public Hearing. Petition is rescheduled for January Public Hearing.

R3944A-16 – John & Sally Mason: Create a 1.2-ac farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra.

Petitioner: John Mason (W2296 Piper Road): Mr. Mason explained the petition for a rezone from A-1 to A-3 and the request for .3 acres to build a garage.

In response to Klotz: No, there was a barn, corn crib and cowyard.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-14-16 and in the file, the Town was within the guidelines.

Staff Report: Read by Klotz and in the file. Klotz questioned if the 1.2 acres was cropland or not?

R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. The sites are in the Town of Koshkonong.

Petitioner: Terry Stritzel (W5524 Tri-County Road): Mr. Stritzel explained that they are looking to clean up the farm area lot lines and make it conforming. They would like a 3 acre rezone around the farm and farm buildings. On the hill we would like to change it from 10 acres to a 2 acres building site and change the long driveway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz noted the house on the hill, outlot 3, acreage is mainly for the driveway access.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N,
NATURAL RESOURCES**

R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd..** The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong

Petitioner: Terry Stritzel (W5524 Tri-County Road): Mr. Stritzel explained they are cleaning up the lot lines and taking a sliver from one lot and adding it to another in order to build a pole barn. The one acre is for a future building site.

In response to Klotz: Yes, it was old barn yard. Yes.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz questioned if the vacant lot is yard area and if it is cropland? The strip you are adding is 60 feet and for a building?

R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**.

Petitioner: Terry Stritzel (W5524 Tri-County Road); Mr. Stritzel explained the petition and that it is low land and they would like to convert it back to trees.

In response to Klotz: It will stay with the farm and it already has a culvert and access. Yes it is.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz questioned if this lot has frontage on the road and access and if it is a standalone parcel. This is low, wooded and scrappy?

R3948A-16 – Fred Heckel: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord.

Petitioner: Pete Gross (N5921 Jefferson Road); I am the representative and they are asking for a 2 acre non-prime lot.

In response to Klotz: The access for the remainder is on the south side of the lot. Yes, that is correct, about .5 acres is prime.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-6-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz questioned were the access for the remaining land is? About 65% of the lot is crop and 35% wooded?

R3949A-16 – Fred Heckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord.

Petitioner: Pete Gross (N5921 Jefferson Road); This parcel will be attached to the 2 acre lot. It is wet and has a pond and cattails.

In response to Klotz: Yes it is correct. It is attached to the 2 acre lot.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-6-16 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz questioned if this will be stand alone or not?

CONDITIONAL USE PERMIT APPLICATIONS

CU1903-16 – Brenda Seeber: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Brenda Seeber (W2232 Aliceton Drive): Mrs. Seeber explained the petition and would like a Conditional Use for a tree areal service and include the accessory structure. There are no customers and employees.

In response to Klotz: It is putting up flags, anything that is up in the air.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-14-2016 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. 2,500 square feet is allowed in the structure and it is in the file. What is an aerial service?

CU1904-16 – Glenn & Linda Wegner: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural.

Petitioner: Glenn Wegner (N9526 County Road Q): We would like to put up a cell phone tower.

Michael Ackepeti (18 North Patterson, Madison) U.S. Cellular: This is part of a government program to bring wireless broadband internet to rural areas.

In response to Klotz: No, we do not have any issues with the Town conditions.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In the file, the Town was in favor of this petition with conditions.

Staff Report: Read by Klotz and in the file. Klotz explained the ordinance requirements and procedure. Are there any issues with the town conditions?

CU1905-16 – Kathy & Steven Hatch: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres).

Petitioner: Kathy Hatch (W1628 Froelich Road): We would like to add 1 more dog to our family. Mrs. Hatch is a dog trainer who trains conservation dogs.

In response to David: It is a dog that find invasive species.

In response to Klotz: We pick it up and put it into the garbage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: David: Can you explain was a conservation dog is?

Town Response: Dated 11-1-2016 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz noted the limit is 4 dogs and the owner has a .5 acre fenced in yard. What do you do with the dog waste?

CU1906-16 – Jacob & Katie Bowling: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural.

Petitioner: Jacob Bowling (N7399 North Shore Road): Mr. Bowling explained the petition and that he is asking for a Conditional Use for the recent purchase of a business and to move it to this location in Lake Mills.

In response to Klotz: Yes, yes, and yes.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-9-2016 and in the file, the Town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz asked if this was the business on 16 on east side of Watertown? Will this be inside of the buildings? Are the jobs located somewhere else?

Chairman Nass made a second call for the Nancy Harris petition.

Adjourn: Motion to adjourn by Reese, seconded by David at 7:40 p.m. The motion passed on a voice vote with no objection.

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.

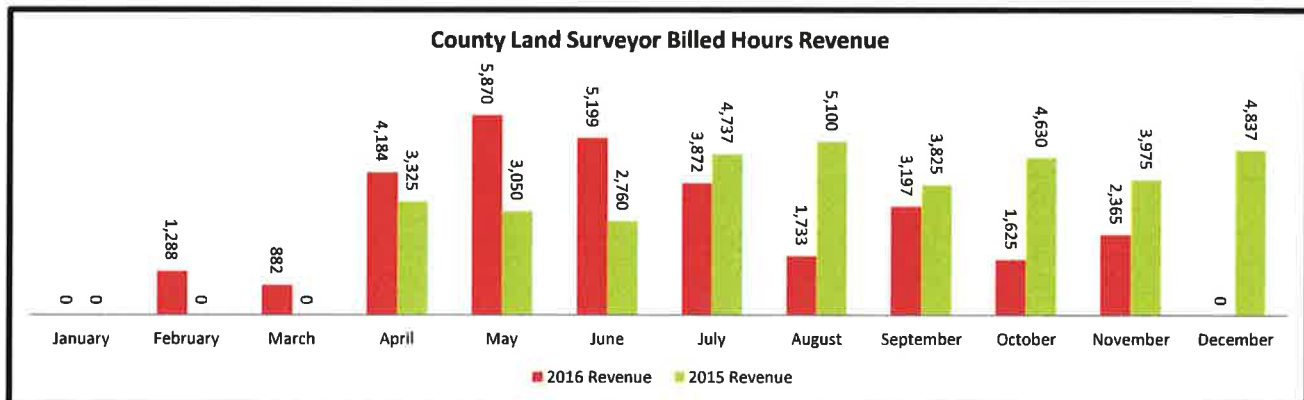
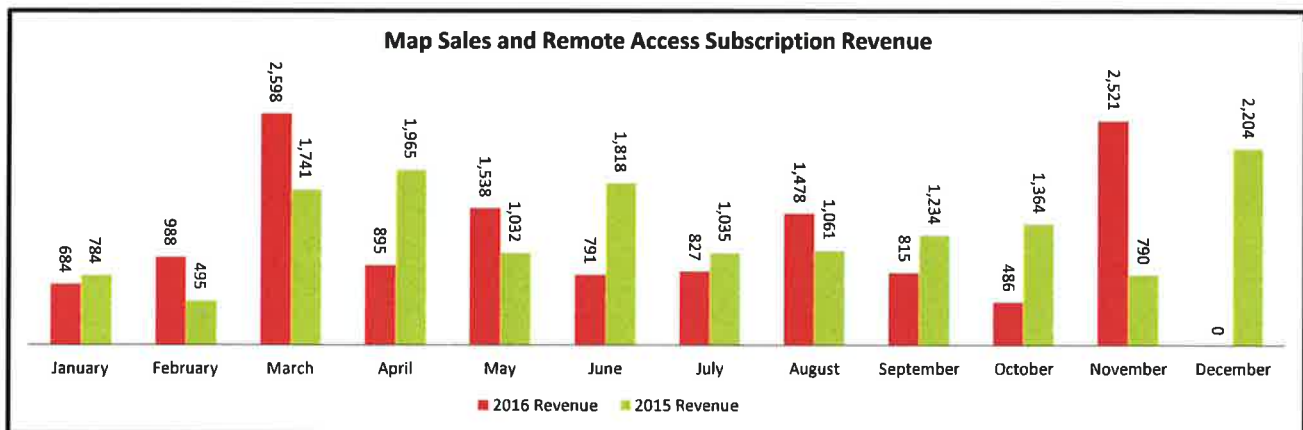
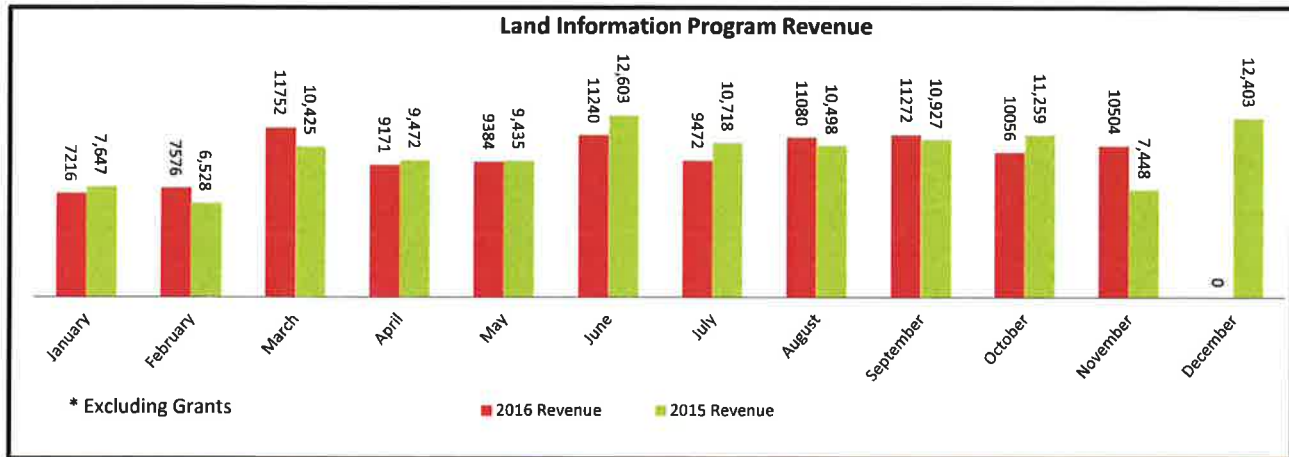
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at www.jeffersoncountywi.gov

Don Reese, Secretary

2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year



Work Page | Zoning Receipt | Solid Waste | Receipt Look-up | Reporting

Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2015 Actual Zoning Deposit:

Enter 2016 Budget Revenues:

	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2016 Totals	2015 Totals	2015-2016 Difference
Jan	4,715.00	847.05		2,025.00	800.00							250.00	8,387.05	8,804.30	-417.25
Feb	14,745.00	27.37	3.75	1,000.00	250.00							500.00	16,026.12	12,225.00	3801.12
Mar	12,720.00	22.16		2,100.00	50.00					150.00		530.00	15,042.16	13,723.08	1319.08
Apr	34,545.00	9.44	3.75	7,775.00	600.00								42,933.19	21,034.94	21898.25
May	13,030.00	92.09		4,975.00	800.00								18,897.09	18,699.86	197.23
June	14,980.00	11.37	7.50	4,800.00	450.00							250.00	20,248.87	23,308.49	-3059.62
July	14,185.00	5.86	30.00	3,425.00	350.00							280.00	17,995.86	19,649.36	-1653.5
Aug	12,720.00	165.79		8,750.00	1,100.00							1,250.00	22,735.79	23,391.58	-655.79
Sept	15,050.00	3.79		6,625.00	750.00								22,428.79	15,847.01	6581.78
Oct	16,185.00	3.54		4,200.00	500.00								20,888.54	19,384.08	1504.46
Nov	13,345.00	8.26		3,175.00	250.00								16,778.26	9,650.29	7127.97
Dec	6,470.00	80.00		5,275.00	900.00								12,725.00	8,370.42	4354.58
Total	172,690.00	1,276.72	45.00	54,125.00	6,800.00					150.00		3,060.00	235,086.72	194,088.41	40998.31

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$235,086.72