

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, MARCH 27, 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 February 27, March 10 and March 16 Committee Minutes**
- 7. Communications**
- 8. February Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Discussion and Possible Action on Extending the Current Parcel Map Improvement Contract with Pro-West and Associates – Andy Erdman**
- 10. March Monthly Financial Report for Zoning – Rob Klotz**
- 11. Discussion and Possible Decision on the Request by Donald Kiedrowski to Revise the Configuration of Lots Approved by Petition 2757A-03 Including and Adjacent to N8776 County Highway E, Town of Watertown**
- 12. Discussion and Possible Decision on the Request by Eugene Hasel to Undergo Rezoning for Enlargement of the Lot Approved with R3494A-10 on County Road G in the Town of Lake Mills**
- 13. Discussion and Possible Determination of Completeness for Dolph Dairy LLC, Town of Waterloo**
- 14. Discussion and Possible Decision on CU1912-17 for Cold Spring Egg Farm, Town of Palmyra, Presented in Public Hearing on February 16, 2017 and Subsequently Postponed on February 27, 2017**
- 15. Discussion and Possible Decision on Revocation of Livestock Siting Regulations for Jefferson County**
- 16. Discussion and Possible Action on Petitions Presented in Public Hearing on March 16, 2017:**

FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R3958A-17 – Jeffrey & Deborah Lemke: Rezone all of PIN 016-0513-2511-000 (27.404 Acres) to allow for new residential construction along **Koshkonong Mounds Road** in the Town of Koshkonong in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU1913-17 – Oconomowoc Area School District/Joint School District No. 3: Conditional use to bring into conformance an existing school at **N8425 North Street**, and allow its expansion in accordance with Sec. 11.04(f)1, Conditional Uses b of the Jefferson County Zoning Ordinance. The site is on PIN 012-0816-2111-000 (14.64 Acres) in the Town of Ixonia in a Residential R-1 zone.

CU1914-17 – Ruth Poyer Trust: Allow up to five truck boxes for storage in an A-1, Agricultural zone at **W5812 County Road M**, in accordance with Sec. 11.04(f)6, Conditional Uses k of the Jefferson County Zoning Ordinance. The site is on PIN 016-0514-1041-000 (42.05 Acres) in the Town of Koshkonong

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

Monday, April 17? 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

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

April 24, 8:30 a.m. - Decision Meeting in Courthouse Room 203

May 12, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

May 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

Tuesday, May 29? 8:30 a.m. - Decision Meeting in Courthouse Room 203

19. 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.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.

NOTICE 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, March 16, 2017

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:** The meeting was called to order by Chairman Nass at 7:00 p.m.
2. **Roll Call:** All members of the Committee were present. Also present was Rob Klotz and Matt Zangl from the Planning and Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements:** Reese confirmed that the meeting was being held in compliance with Open Meetings Law Requirements.
4. **Approval of Agenda:** Jaeckel motioned to approve the agenda, seconded by David. The motion passed on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair:** The public hearing process was explained by Chairman Nass. Nass also noted the decision meeting will occur on 3-27-2017 and County Board action will take place on 4-18-2017.
6. **Public Hearing:** The following was read 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, March 16, 2017, 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-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R3958A-17 – Jeffrey & Deborah Lemke: Rezone all of PIN 016-0513-2511-000 (27.404 Acres) to allow for new residential construction along **Koshkonong Mounds Road** in the Town of Koshkonong in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

Petitioner: Jeff Lemke (1505 Stacy Lane, Fort Atkinson): Mr. Lemke explained the petition. He wants to rezone the land from A-T to R-2 to build a home and for future development. There will be 20 lots and 2 for water retention.

Rebuttal to Opposition: For the wells, they are at unknown depths. This area should have enough water. Koshkonong Mounds road is to be widened along with drainage when this project begins. Old 26 is that, it is old. It is also due for work at some point. This area is in the County's growth plan.

Mark Anderson (Agent): We will be submitting a final plat when this petition. The owner may be building on one lot and selling the others. Wells are all different and drilled to different depths. It also depends on the bedrock the aquafer is in. Koshkonong Mounds Road is to be updated with this project.

Comments in Favor: None

Comments Opposed: Mary West (N852 Fairway Dr.): Mrs. West has concerns about the water table, number of houses to be built and the traffic increase. During the dry season the water table gets low with the houses and golf course using it.

Jessica Mila (N803 Old 26): Mrs. Milan is also concerned with the same issues as stated by Mrs. West. She also expresses concerns with the water table in the area.

Questions from the Committee: None

Town Response: Dated 2-8-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz explained the history of the parcels around the development, subdivisions in the area, County's and Town's growth plan. The road concerns are for the Town who has jurisdiction on that road. Klotz question the petitioner if it would be 1 – 24 acre parcel or 20 lots? Klotz asked if Mr. Anderson had an input on the wells and water table?

CONDITIONAL USE PERMIT APPLICATIONS

CU1913-17 – Oconomowoc Area School District/Joint School District No. 3: Conditional use to bring into conformance an existing school at **N8425 North Street**, and allow its expansion in accordance with Sec. 11.04(f)1, Conditional Uses b of the

Jefferson County Zoning Ordinance. The site is on PIN 012-0816-2111-000 (14.64 Acres) in the Town of Ixonia in a Residential R-1 zone.

Petitioner: Roger Rendal (Agent – School Superintendent): Mr. Rendal explained the existing school, the maintenance needs, the petition, new buildings, construction, parking, traffic flow, fire safety and storm water plans. He also noted the architecture, engineer and school maintenance supervisor are present to address any questions.

Response to Rinard: It is a \$8.2 million project.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard: What is the total cost?

Town Response: Dated 2-13-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz explained the history of the School and that it is nonconforming and this Conditional Use will make the School conforming to the current ordinance. Klotz also asked the board to allow him to issue future permits for expansion on their behalf without having the petitioner come back through the process.

CU1914-17 – Ruth Poyer Trust: Allow up to five truck boxes for storage in an A-1, Agricultural zone at **W5812 County Road M**, in accordance with Sec. 11.04(f)6, Conditional Uses k of the Jefferson County Zoning Ordinance. The site is on PIN 016-0514-1041-000 (42.05 Acres) in the Town of Koshkonong.

Petitioner: Debra Ackatz (W5812 County Road M): The petitioner would like to add shipping containers to store apple cider jugs. Currently, they would only need 2 containers, but Zoning advised to ask for more for future use.

Response to Nass: Yes, they will be similar.

Response to Klotz: Yes, but at least 2 for now.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass: Will they be similar to the ones you have now?

Town Response: Dated 2-8-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz clarified that they are asking for a total of 5 containers.

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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Motion to adjourn by Reese, seconded by David at 7:25 p.m.

Don Reese, Secretary

**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 FRIDAY, MARCH 10, 2017**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:00 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present. Also present, from the Zoning Department, were Rob Klotz, Deb Magritz and Matt Zangl.

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 Jaeckel, seconded by David to approve the agenda as presented. 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. Discussion and Possible Decision on a Modification of CU1889-16 for Emmanuel Valadez to Allow a 70' by 120' Storage Structure in the Town of Cold Spring on PIN 004-0515-1921-001 at N1274 County Road N

Klotz explained that the petitioner had been approved and issued a Zoning and Land Use Permit for a 7,840 square foot storage structure, but was now requesting a 70-foot by 120-foot building (8,400 square foot). He asked the Committee whether they would want this modification to go back to public hearing. Motion by Jaeckel, seconded by David to amend the conditional use to approve the 70-foot by 120-foot structure. Motion carried on a voice vote with no objection.

8. Discussion and Possible Site Inspection for Scott Nelson, Town of Lake Mills at N5526 State Road 134, on PIN 018-0713-3023-023

Zangl explained that there was a violation written on this property because of outside storage beyond what was approved by CU1373-05. Nass noted that there have been repeated complaints about the outside storage. The Committee agreed to ask the petitioner to either come back to public hearing for a revision of his conditional use or ask him to correct the violation.

9. Site Inspections for Petitions to be Presented in Public Hearing on March 16, 2017:

The Committee discussed inspecting the site for CU1913-17-Oconomowoc Area School District in Ixonia, and decided that they would not need to view that property. They left for the other two site inspections:

CONDITIONAL USE PERMIT APPLICATIONS

CU1913-17 – Oconomowoc Area School District/Joint School District No. 3: Conditional use to bring into conformance an existing school at **N8425 North Street**, and allow its expansion in accordance with Sec. 11.04(f)1, Conditional Uses b of the Jefferson County Zoning Ordinance. The site is on PIN 012-0816-2111-000 (14.64 Acres) in the Town of Ixonia in a Residential R-1 zone.

CU1914-17 – Ruth Poyer Trust: Allow up to five truck boxes for storage in an A-1, Agricultural zone at **W5812 County Road M**, in accordance with Sec. 11.04(f)6, Conditional Uses k of the Jefferson County Zoning Ordinance. The site is on PIN 016-0514-1041-000 (42.05 Acres) in the Town of Koshkonong.

FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R3958A-17 – Jeffrey & Deborah Lemke: Rezone all of PIN 016-0513-2511-000 (27.404 Acres) to allow for new residential construction along **Koshkonong Mounds Road** in the Town of Koshkonong in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

10. Adjourn

Motion by Reese, seconded by David to adjourn. Motion carried on a voice vote, and the meeting adjourned at 9:00 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.jeffersoncountywv.gov.

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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, FEBRUARY 27, 2017

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30 a.m. Also present were Blair Ward, Corporation Counsel; Andy Erdman, Director of Land Information; Deb Magritz and Matt Zangl of 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 Jaeckel, seconded by David to approve the agenda as presented.

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 January 30, February 10 and February 16 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the January 30 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Rinard to approve the February 10 minutes as presented. Motion carried on a voice vote with Reese abstaining.

Motion by Reese, seconded by Rinard to approve the February 16 minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

There were no communications.

8. January 2017 Monthly Financial Report for Land Information Office – Andy Erdman

Erdman said there was not a lot to report. Their current revenues are either ahead or right at last year's revenue numbers.

9. February 2017 Monthly Financial Report for Zoning

Zangl reported that Zoning revenues are a little behind last year. When checking 2016 revenues, it was found that permits had been issued for a cell tower and several new homes.

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

- 10. Discussion and Possible Action for Revision of R3918A-16, a Natural Resource Zone Owned by the Jack D Wendorf Trust in the Town of Farmington and Approved by County Board on September 13, 2016**
Zangl explained that not all the wooded area was included in the initial Natural Resource zone request. This proposal includes the additional wooded area, approximately 1.2 acre, and asked if the Committee would consider adding it to the previous approval. Motion by Reese, seconded by Jaeckel to revise R3918A-16 to include the additional 1.2 acre. Motion carried on a voice vote with no objection.

11. Discussion and Possible Action on the Farm Consolidation Lot Portion of Petition R3942A-16 for Steve Wareham/Wareham Properties LLC in the Town of Concord, Presented in Public Hearing on December 15, 2016 and Subsequently Postponed

Zangl explained the redesign, done as the Committee had previously requested, and passed around the new preliminary map. Motion by Jaeckel, seconded by Rinard to approve the redesign. Motion carried on a voice vote with no objection.

10. (12.) Discussion and Possible Action on Petitions Presented in Public Hearing on February 16, 2017:

At this point the discussion moved to Petition CU1912-17 to accommodate guests in attendance.

POSTPONED CU1912-17 – Cold Spring Egg Farm Inc: Conditional use under Sec. 11.04(f)6 and Conditional Uses a.3. of the Jefferson County Zoning Ordinance to allow expansion of the intensive agricultural poultry operation at multiple sites including **W2022, W2024, W2026, W2408 and W2410 State Road 59**. This proposal is to allow 50,000 animal units, up from the 27,275 animal units currently allowed. The sites are made up of PINs 024-0516-2032-000 (39.79 Acres), 024-0516-1941-000 (40 Acres), 024-0516-1942-001 (5 Acres), 024-0516-1912-000 (53.8 Acres) and 024-0516-1911-000 (105.146 Acres), 024-0516-3031-000 (31.274 Acres) and 024-0516-3031-001 (13 Acres) in the Town of Palmyra. This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

The Chairman called the petition, and noted that this fell under ATCP51 so it was necessary for a roll call to be taken. Greg David, Amy Rinard, Steve Nass and Don Reese were Committee members indicating their attendance. George Jaeckel was in attendance, but indicated that he would abstain. Also in attendance were Matt Zangl from the Planning and Zoning Department and Blair Ward, Corporation Counsel.

Rinard asked whether she could make a motion, and Nass responded that Zangl should read the petition first, so that all would know what was about to be acted upon. Jaeckel asked whether he should leave the room, and Corporation Counsel Ward responded that it was not necessary for him to leave, but that he could just remove himself from the area where everyone was sitting and discussing. Zangl read the petition from the hearing notice, and summarized that Cold Spring Egg Farm Inc. was currently at 27,000 animal units, and asking to upgrade to 50,000 animal units. He noted that the finding of fact was read was into the record at public hearing, and said that public testimony was given that evening. A Land and Water Conservation Department (LWCD) representative was present at public hearing and clarified some issues and noted that the application was found complete. There was also talk during public hearing of Cold Spring Egg Farm Inc. switching their nutrient management reporting deadline from September 30 to January 31, and LWCD seemed to have no problem with that. Zangl offered the file in case anyone wanted to refresh their memory. The Committee members declined.

Rinard made a motion that action on the petition be postponed until after the LWCD receives assurances that all the required permits for Cold Spring Egg Farm Inc. have been updated and approved. David seconded. Nass asked for any further discussion on that. Nass said that the only question he has on that motion is how will this Committee know when those have been approved? He thinks that our ordinance requires that at least they've been applied for. Rinard responded that LWCD would notify us after receiving those assurances. Nass asked for any comments from Corporation Counsel. Ward responded that after speaking with the Director of Planning and Zoning, Rob Klotz, the requirement that DNR's and other permits is pretty standard when approving a conditional use permit, and approval is typically granted by the Planning and Zoning Committee with the requirement that before the conditional use is effective or can go into effect, the property owner or petitioner get the approval; then it's a contingency. Here it seems that the Committee is proposing to do it the opposite way, where the approvals from the DNR are obtained first, then the Planning and Zoning Committee can act on it. Ward has no problem with that, but would like to make it clear that if this is not the normal way of doing business, a reason be stated on the record. He said he may be mistaken and maybe this is more normal than he understands, but he is just going through what he discussed with the Zoning Director last week, so if this is a deviation from the normal course of business, he would like to hear the reason why, or would encourage the Committee to put a reason why on the record. Nass responded that they do have the option, because the Committee can delay this 30 days, because they have that amount of time to act upon it. LWCD has completed their portion of what they do, they said that everything's in order. Reese interjected that the Committee approved LWCD's determination. Nass agreed that the Committee's approved that everything's in order. From that standpoint, it doesn't put the Committee in any worse situation if they wait 30 days, and they bring this up at their next decision meeting. But to add to that, he asked what would be a reason to wait 30 days. Rinard responded that she truly believes that the citizens who spoke at the February 16

public hearing have raised some significant issues here; she'd like to have more information. She'd like to know all the facts; she'd like to be assured that if and when Cold Spring Egg Farm Inc. does expand, that all the appropriate regulatory mechanisms are in place to minimize its impact on land, air, water and the lives of people who live around them. David agreed. He stated that he thinks there's been significant information brought forward that calls to question the completeness of the application, and because this is a five million bird operation, this is one of the biggest zoning changes made since he's been on the board, which has been 14 years, and he'd like to have all the ducks in a row (in this case, chickens) before the Committee goes ahead with this. Nass asked whether Reese had anything to say, he didn't. Rinard further stated that she didn't think postponement would pose a significant hardship to the petitioner, and honestly, if she was the owner of Cold Spring Egg Farm Inc, she would really want to have all the regulatory mechanisms in place before she expanded. Nass asked for any additional response, and to Reese's question of him, added that he would have no problem waiting 30 days and getting more information if it makes his Committee more comfortable; it's of no consequence at this point. Rinard asked if the postponement has to be 30 days, because her motion says postponement until we are assured that all the appropriate permits have been received. That may take longer than 30 days. Nass reported that, in his discussion with Rob, (the Planning and Zoning Director,) and in looking at our ordinance, we have 90 days to act from when they went through the LWCD-they use their portion up, and then apply to us, so we have at least about 40 days yet. Dave Hill from Cold Spring Egg Farm Inc. was in attendance, and questioned what the Committee was looking for documentation. Nass replied that Amy made the motion, and from what he can understand, they would hope that Cold Spring Egg Farm Inc could get further along cajoling and lighting a fire under the DNR regulatory portions that can't seem to get their act together and get Cold Spring Egg Farm Inc. the information that they need and give them some time to get that so that satisfies some of the folks who are concerned with some of those DNR issues. Nass noted that this Committee doesn't have a direct concern about what went to the LWCD, but that's what the discussion is going on. Hill started to reply about renewal of WPDES, but Rinard protested and Hill was called out of order. Nass felt it was okay to update Hill, since he had just walked in the room, but no discussion was allowed on the floor at that time-Nass was just explaining why this came up. Hill will be able to talk with Zoning Department staff after the meeting. Zangl reminded those present that on January 9, LWCD submitted their determination of completeness, so they've reviewed everything they needed to review and have submitted their determination of completeness. Nass added that we're in that 90-day period following determination of completeness, so after that point action has to be taken or it goes beyond and past this Committee. Zangl reiterated that LWCD has reviewed everything, and everything they've reviewed is up to date. Rinard responded that she understood. Nass stated that the Committee has that amount of time, and after that it is out of this Committee's hands either way.

A roll call vote was called by Nass with Reese voting no, Nass voting yes, Rinard voting yes and David voting yes. Nass stated that it passed, and will be on the Committee's agenda next time around, and noted that Cold Spring Egg Farm Inc has completed their portion with LWCD and that the Planning and Zoning Committee has approved that completion.

APPROVED WITH CONDITIONS R3956A-17 – Charles & Christine Teich, on a motion by Reese, seconded by David: Create a 2.6-acre farm consolidation lot around the home and buildings at **N8825 Willow Road** from part of PIN 032-0814-1421-000 (31.133 Acres) in the Town of Watertown in accordance with Sec. 11.04(e) and 11.04(f)6 & 8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3957A-17 – Viola Behm, on a motion by Jaeckel, seconded by Rinard: Create a 9-acre Natural Resource zone near **County Highway A** in the Town of Oakland from part of PIN 022-0613-2831-002 (50.65 Acres) in accordance with Sec. 11.04(e) and 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objections.

APPROVED WITH CONDITIONS CU1909-17 – Boyd Rasmussen, on a motion by Jaeckel, seconded by Reese: Conditional use under Sec. 11.04(f)2 Conditional uses.j. of the Jefferson County Zoning Ordinance to sanction an extensive on-site storage structure totaling 1,800 square feet, 18 feet in height at **W3410 Crestwood Drive** in the Town of Cold Spring. The site is on PIN 004-0515-3413-001 (1.79 Acres) and is zoned Residential R-2. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1910-17 – Donald Schneider, on a motion by David, seconded by Reese: Conditional use under Sec. 11.05(c)8. Of the Jefferson County Zoning Ordinance to extend approval for mineral extraction at **W393 Woodward Road** granted by CU231-87 and updated with CU1550-09, CU1569-09, CU1616-10 and CU1814-15. The site is in the Town of Cold Spring on PIN 004-0515-3621-000 (36.261 Acres) and is zoned A-1,

Exclusive Agricultural. This conditional use also falls under the standards and requirements of NR135. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1911-17 – Scott Whiting/WZ LLC, on a motion by Reese, seconded by Jaeckel: Conditional use under Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow an extensive on-site storage structure of 1,904 square feet, 20 feet in height adjacent to **W9421 Porter Drive** in the Town of Oakland. The site is PIN 022-0613-0743-049 (0.269 Acre) and is zoned Residential R-1. Motion carried on a voice vote with no objection.

11. (13.) Possible Future Agenda Items

CU1912-17 Cold Spring Egg Farm Inc

12. (14.) Upcoming Meeting Dates

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

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

March 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

April 17, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

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

April 24, 8:30 a.m. - Decision Meeting in Courthouse Room 203

13. (15.) Adjourn

Motion by Reese, seconded by Jaeckel to adjourn. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:00 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.

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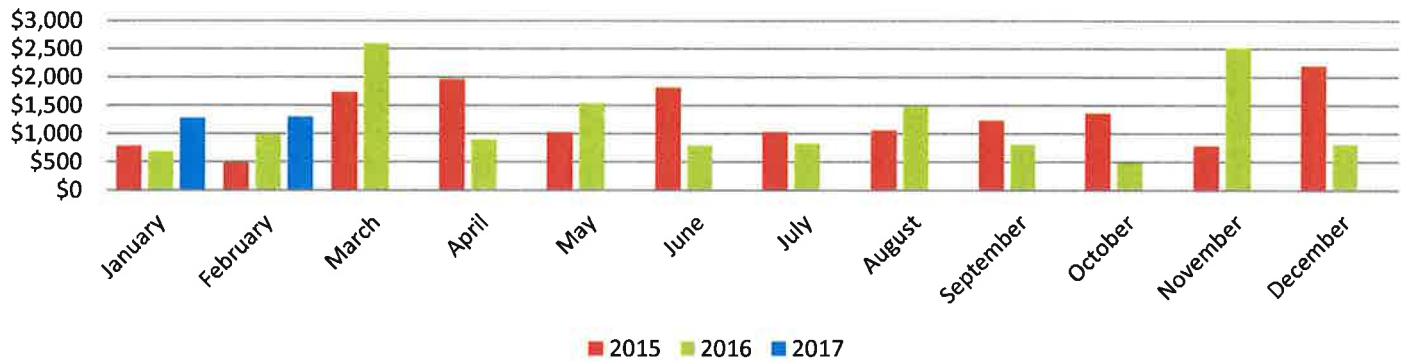
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A digital recording of the meeting will be available in the Zoning Department upon request.

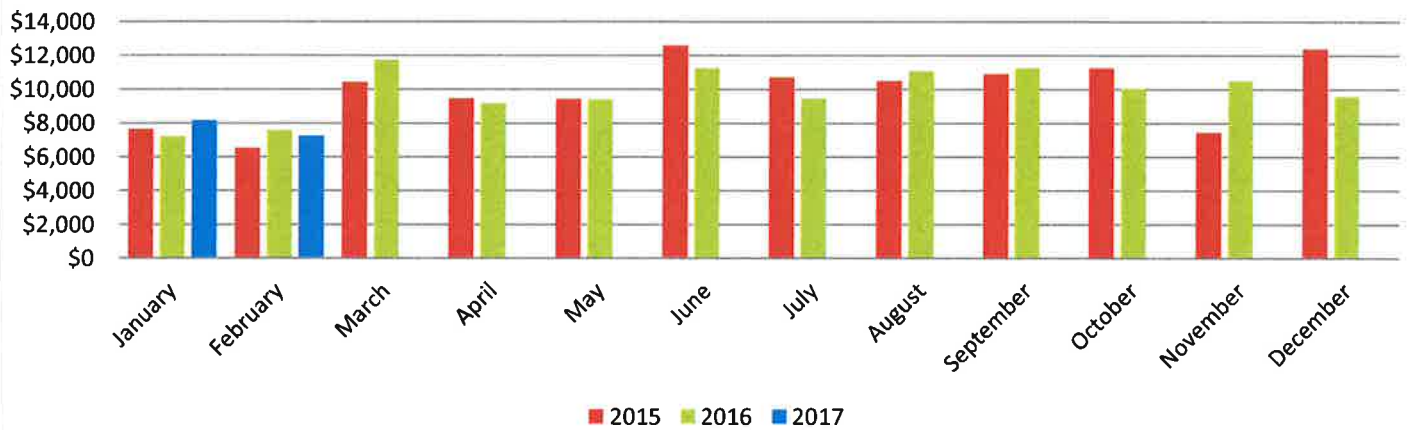
Land Information Monthly Revenue Report

January - February 2017

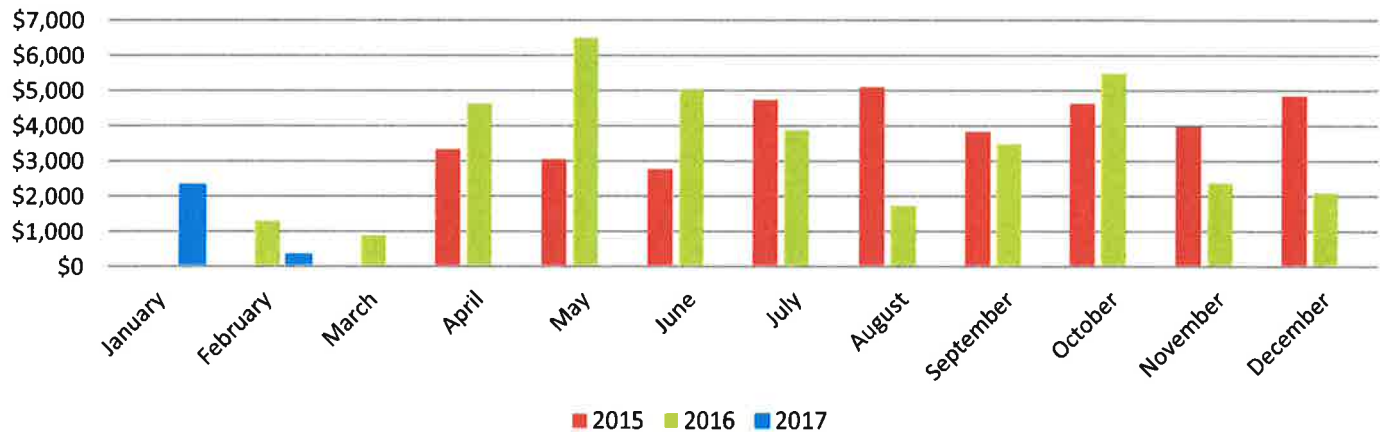
Land Information Office Remote Access and Map Sales



Land Information Program Retained Fee Revenue



Land Surveyor Revenue



RESOLUTION NO. 2017-_____

Extension of Digital Parcel Map Improvement Contract

Executive Summary

Digital parcel maps delineating land ownership are a key component of the Jefferson County Geographic Information System (GIS). This information is used by the general public and real estate professionals including assessors, appraisers, title searchers, land surveyors and attorneys along with local, state and federal officials. The digital parcel maps for the rural areas of Jefferson County were automated in the early nineteen nineties by digitizing hand drawn maps and transforming the coordinate data to the Public Land Survey System grid. These digital parcel maps have served the County well for the past 20 plus years. However, the digitizing and transforming process resulted in some horizontal positional inaccuracies that are evident when overlaying the digital parcel lines over orthophotography. The parcel map improvement project integrates property surveys, orthophotography and other survey data to increase the accuracy of the County's digital parcel maps. Pro-West and Associates of Walker, Minnesota, was awarded the contract in May of 2016 as the lowest responsible bidder at a cost of \$8.85 per parcel. This first phase of the multi-year project has allowed Pro-West and Associate technicians to become conversant in the County's digital parcel maps unique characteristics and records systems for accessing surveys, deeds and other documents required to improve parcel map accuracy. This resolution authorizes the Land Information Office to extend the current contract with Pro-West and Associates of Walker, Minnesota, for additional parcel mapping services at a cost of \$59,994.15. The Planning & Zoning Committee considered this resolution at its March 27, 2017 meeting and voted to forward to the County Board for approval.

WHEREAS, the Executive Summary is hereby incorporated by reference into this resolution, and

WHEREAS, a request for proposals to provide digital parcel mapping service was received from 6 companies in 2016, and

WHEREAS, the price per parcel of \$8.85 proposed by Pro-West and Associates was 32% less than next lowest price of \$13.00, and

WHEREAS, Pro-West and Associates is agreeable to providing parcel mapping services for an additional 6,779 parcels at the same \$8.85 price per parcel, and

WHEREAS, solicitation of new bids could increase the price per parcel due to the additional vendor costs of developing proposals, and

WHEREAS, the Planning and Zoning Committee recommends extending the current contract with Pro-West and Associates of Walker, Minnesota, to provide additional parcel mapping services in 2017, and

WHEREAS, extending this contract is consistent with section 8 of the Jefferson County Purchasing Ordinance for the purchase of professional services.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors does hereby authorize the Land Information Office to extend the current contract with Pro-West and Associates of Walker, Minnesota, for additional parcel mapping services at a cost of \$8.85 per parcel for a total project cost of \$59,994.15.

Fiscal Note: The project is funded in the 2017 budget account 1303.521219 through a Wisconsin Land Information Program Strategic Initiative Grant of \$50,000 and non-tax levy Land Information Program retained fees of \$9,994.15.

Requested by Planning and Zoning Committee
Andy Erdman & J. Blair Ward: 03-20-2017

04-18-17

REVIEWED: Administrator: ____; Corp. Counsel: ____; Finance Director: ____

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

Jefferson County Planning and Zoning Department

Enter Year:

submit

PDF: Excel:

Enter 2016 Actual Zoning Deposit:

submit

Enter 2017 Budget Revenues:

submit

| MTH | 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 | 2017 Totals | 2016 Totals | 2016-2017 Difference |
|-------|---------------------------------|--|--|---|---------------------------------|---|---------------------------------------|---|---|---|--------------------------------------|---------|-------------|-------------|----------------------|
| Jan | 8,655.00 | 419.58 | | 1,575.00 | 500.00 | | | | | | | | 11,149.58 | 8,387.05 | 2762.53 |
| Feb | 7,710.00 | 263.50 | | 2,750.00 | 150.00 | | | | | | | | 10,873.50 | 16,026.12 | -5152.62 |
| Mar | 9,310.00 | 12.22 | | 2,625.00 | 200.00 | | | | | | | | 12,147.22 | 15,042.16 | -2894.94 |
| Apr | | | | | | | | | | | | | | 42,933.19 | -42933.19 |
| May | | | | | | | | | | | | | | 18,897.09 | -18897.09 |
| June | | | | | | | | | | | | | | 20,248.87 | -20248.87 |
| July | | | | | | | | | | | | | | 17,995.86 | -17995.86 |
| Aug | | | | | | | | | | | | | | 22,735.79 | -22735.79 |
| Sept | | | | | | | | | | | | | | 22,428.79 | -22428.79 |
| Oct | | | | | | | | | | | | | | 20,888.54 | -20888.54 |
| Nov | | | | | | | | | | | | | | 16,778.26 | -16778.26 |
| Dec | | | | | | | | | | | | | | 12,725.00 | -12725 |
| Total | 25,675.00 | 695.30 | | 6,950.00 | 850.00 | | | | | | | | 34,170.30 | 235,086.72 | -200916.42 |

2016 Actual Zoning Deposit: \$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD: \$34,170.30

Petition #: 2757A-03 Township: Watertown
 Hearing Date: 11/20/03 Committee Decision Date: 12/1/03
 Petitioner Name: Donald Kiedrowski
 Property Owner(s): Irene Mueller Trust
 Property Location: Near N8776 CTH E

REZONING REQUEST: The original request was modified to show 2 acres around the existing home and a 1.3-acre new building site.

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 0

TOWN BOARD RECOMMENDATION 11/20/03 ☒ Approval ☐ Denial
 Date

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT

☒ Complies ☐ Does Not Comply

AS A PRIME LOT ☒ **NONPRIME LOT** ☐ **LOT COMBINATION** ☐

For the following reasons: Two acres around the existing pre-1977 home does not detract from the number of A-3 lots that can be created; only one new building site in prime agricultural soils can be allowed.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ Granted ☐ Denied ☐ Tabled the petition on Date: 12/9/03

Subject to the following:

☒ ROAD ACCESS APPROVAL BY MAINTAINING AUTHORITY

☒ RECEIPT OF SUITABLE SOIL TEST

☒ RECEIPT AND RECORDING OF THE FINAL CSM

☒ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LAND -

*SEE ATTACHED INSTRUCTION SHEET

☐ EXTRATERRITORIAL PLAT REVIEW

☐ OTHER:

Remaining lots available as a result of this decision: 0

Date 12-11-03

Signature 

Kiedrowski

P/L

C.I.T.H.

320

#1

W/ 2.0 AC.

A.P.

340

A.P.

200

370

#2

150

Approved
2003

002#1

250

#3

A.P.

24.5 AC.

LOT #2

1.3 AC

LOT #3

2.0 AC.

W/ 24.5 AC ATTACHED

P/L

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SE 1/4 of the NW 1/4 of Section 14, Township 8N, Range 15E
Town of Watertown, Jefferson County, Wisconsin, on Parcel Number 032-0815-1424-000

Owner: Donald Kiedrowski
Address: N8776 County Road E
Watertown, WI 53094
Phone: 414-331-9141

Surveyor: KW SURVEYING INC.
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

Date Submitted: _____
Revised: _____

- ☒ Rezoning
☐ Allowed Division within Existing Zone
☐ Form Consolidation in an existing A-1 Zone
☐ 35+ Acre Lot in A-1 Zone
☐ Survey of Existing Parcel

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

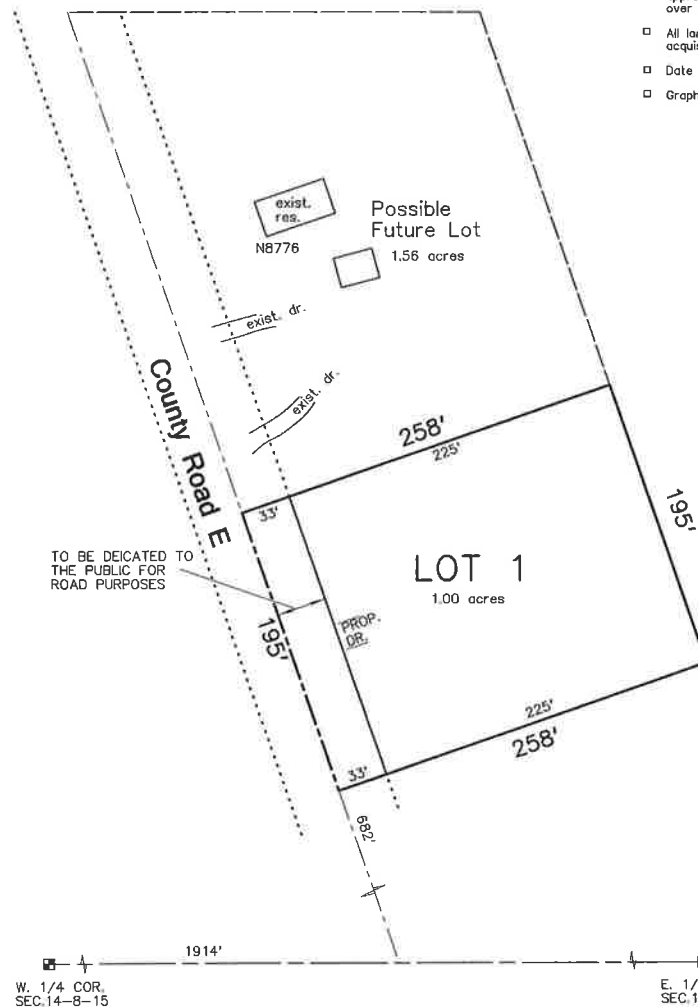
Check for subsequent zoning changes with Jefferson County Zoning Department.

Intent and Description of Parcel to be Divided:
Create 1.00 acre lot South of existing Residence



In addition to the info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
☐ All lands reserved for future public acquisition.
☐ Date of the map.
☐ Graphic Scale.



*Kiedrowski
Proposed
2017*

County Surveyor Approval _____ Date: _____
Town Board Approval _____ Date: _____
(Includes Access Approval If Applicable)
County Highway Approval _____ Date: _____
(If Applicable)
Extraterritorial Approval _____ Date: _____
(If Applicable)
Zoning Office Approval _____ Date: _____



Deb Magritz

From: bettygene@netwurx.net
Sent: Monday, March 13, 2017 11:02 AM
To: Deb Magritz
Subject: Matt Hasel Lot

Dear Deb,

My Grandson Matt and his Wife Ally are building a house on a A3 lot in Lake Mills Township. It is 1.6 acres of non prime farm land with trees.

They have a horse and want to keep it by the house, to do this we need to add .4 of an acres to make this a 2 acre lot, this would also be non prime with trees, that has never been worked. This would not take away any farm land.

I should have made it 2 acres when we did the original spit.

We hope this can be done, you already have the survey.

Keep us informed.

Thank You

Eugene Hasel

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SE 1/4, NE 1/4 of Section 36, Town 7 N, Range 13 E,
Town of Lake Mills, Jefferson County, Wisconsin, on Parcel Number(s) 018-0713-3614-000 & -001

Owner: Eugene G. Hasel Trust & Betty A. Hasel Trust

Address: W7327 Mud Lake Road

City, ST Zip: Lake Mills, WI 53551

Phone: _____

Surveyor: Holland & Thomas, LLC

Address: 202 West Street

City, ST Zip: Johnson Creek, WI 53038

Phone: sdthomas@tds.net

- ☐ Rezoning
- ☐ Allowed Division within an Existing Zoning District
- ☐ Survey of Existing Parcel

Date Submitted: _____

Revised: _____

Note to be placed on final CSM

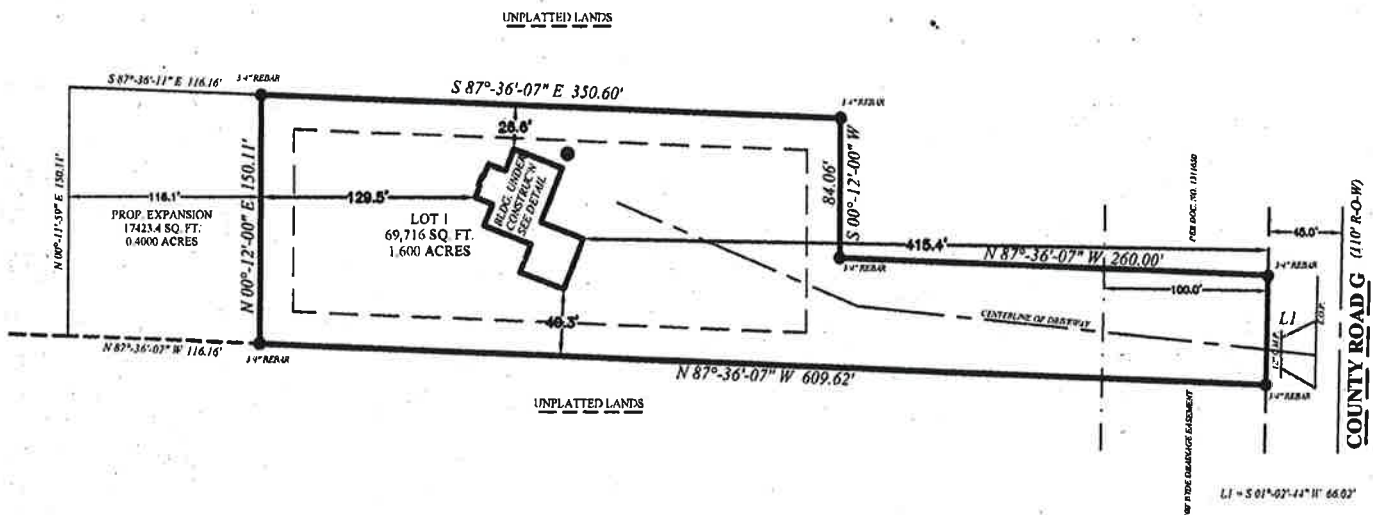
Petition # _____ Zoning _____

Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department.

In addition to the info required by Section 236.34 of State
Statutes, Sec. 15.04(f) of the Jefferson County Land
Division/Subdivision Ordinance requires that the following be
shown:

- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

Intent and Description of Parcel to be Divided: To either create a new, 2-acre, A-3 lot or add 0.4 acre to lands owned by Matt & Ally Hasel (C.S.M. No. 5320), under separate zoning from neighbor to west.



Town Board Approval _____ Date _____

(Includes Access approval If applicable)

County Highway Approval _____ Date _____

(If applicable)

Extraterritorial Approval _____ Date _____

(If applicable)

County Surveyor Approval _____ Date _____

Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

MUST BE IN BLACK INK ONLY!

000483



Document Number

NOTICE OF ZONING LIMITATIONS
Document Title

The undersigned, (an owner) (an owner's agent)
STRIKE ONE
acknowledges and gives notice that, due to a related
rezoning, the land referred to in the PIN Section below
and shown on the map attached, or such portions thereof
as constitute contiguous A-1 zoned lands (not divided by a
public road, river or lake) MAY NOT BE REZONED TO
A-3 for the purpose of residential use or construction
unless the County Plan and Zoning Ordinance in effect at
the time of execution of this document are amended to
permit additional A-3 rezoning.

Document # 1289570

Office of Register of Deeds

Jefferson County, WI

RECEIVED FOR RECORD

Jan. 11, 2011 AT 2:05 pm

Sladi Hoffman

Total Pages 2

Fee 30.00

TT .00

Recording Area

Name and Return Address

Eugene & Betty Hasel Trust
W7327 Mud Lake Rd.
Lake Mills, WI 53551

018-0713-3611-003

Parcel Identification Number (PIN)

018-0713-3613-000

018-0713-3614-000

CAUTION

Division of lands not the subject of a notice may be prohibited for other reasons. Potential purchasers are advised to contact the Jefferson County Zoning Department for exact details affecting a particular parcel. In the event of conflict between this notice and the official Jefferson County Zoning Records, the Jefferson County Zoning Department records shall control.

Eugene & Betty Hasel
FOR EUGENE & BETTY HASSEL TRUST

Owner(s) Signature

EUGENE G HASSEL

Print Owner(s) Name

Owner(s) Signature

Print Owner(s) Name

Subscribed and sworn to before me this 20th day of October, 20 10

Debra J. Magritz
Signature, Notary Public, State of Wisconsin

Debra J. Magritz
Notary's Name Printed

My Commission Expires: 4/15/12

The East one-half Northeast Quarter and the Southwest Quarter Northeast Quarter of Section 36, Township 7 North, Range 13 East, containing approximately 120 acres of land.

EXCEPTING THEREFROM the following described premises: A part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 13 East, Town of Lake Mills, Jefferson County, Wisconsin, bounded and described as follows:

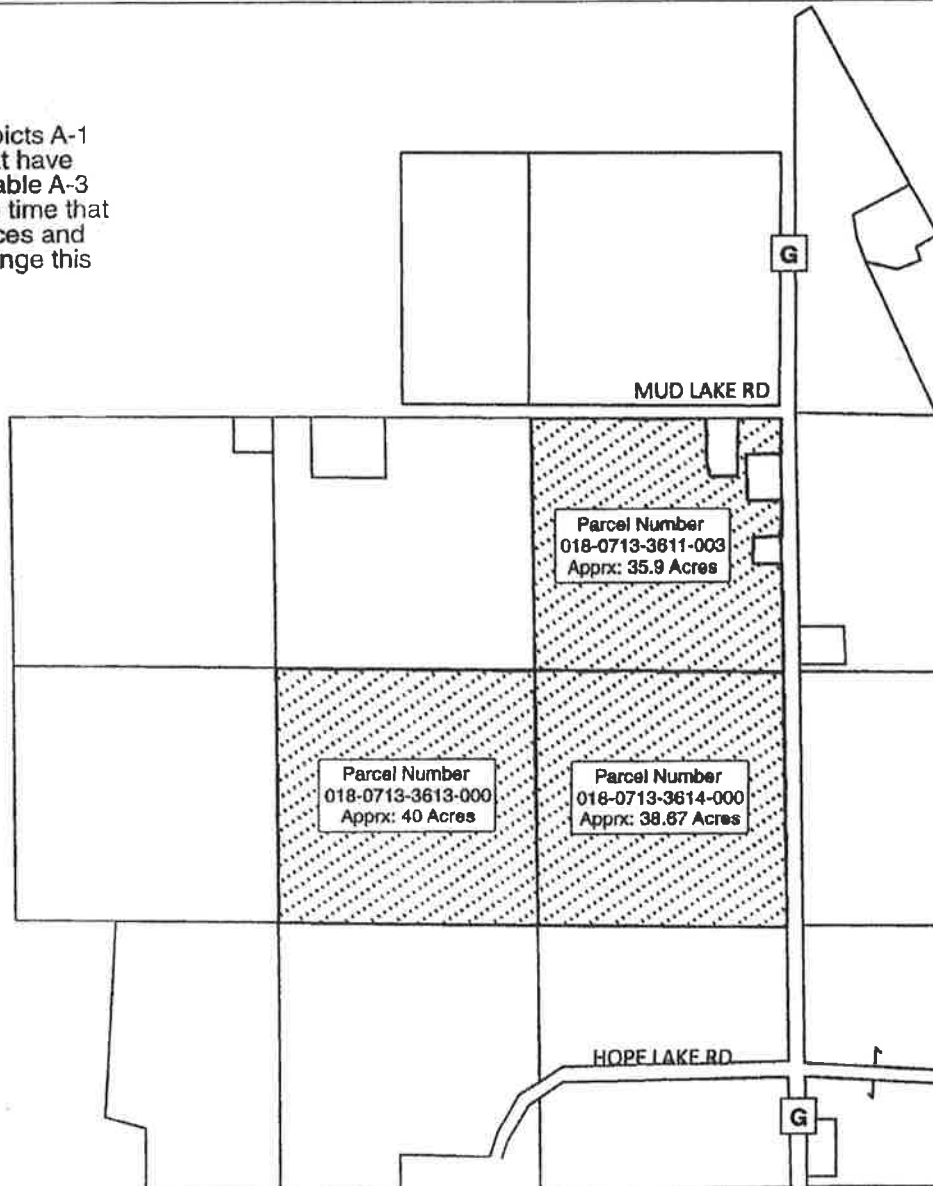
Commencing at the East Quarter corner of said Section 36; thence North, along the East line of Section 36, and the centerline of County Trunk Highway "G", 1,890.20 feet to the point of beginning; thence North 87° 40' West, 174.50 feet; thence North 0° 44' East, 142.00 feet; thence South 87° 40' East, 172.88 feet to the East line of Section 36 and the centerline of County Trunk Highway "G"; thence South, along the East line of Section 36, and the centerline of County Trunk "G", 142.00 feet to the point of beginning, containing 0.57 acres including highway right-of-way.

FURTHER EXCEPTING land described in Document from Otto Hezel and Lola Hezel, his wife to Jefferson County dated July 25, 1961 and recorded August 24, 1961 in Volume 327 of Deeds on Page 620 as Document Number 594125.

FURTHER EXCEPTING THEREFROM Lot 1, as designated on a Certified Survey Map No. 3025 recorded on January 3, 1985 in Volume 12 of Certified Surveys on Page 177, as Document Number 534188.

Except the area approved for an A-3 lot by petition number 3494A-10

Dotted area depicts A-1 zoned lands that have utilized all available A-3 splits, until such time that current ordinances and plans might change this provision.

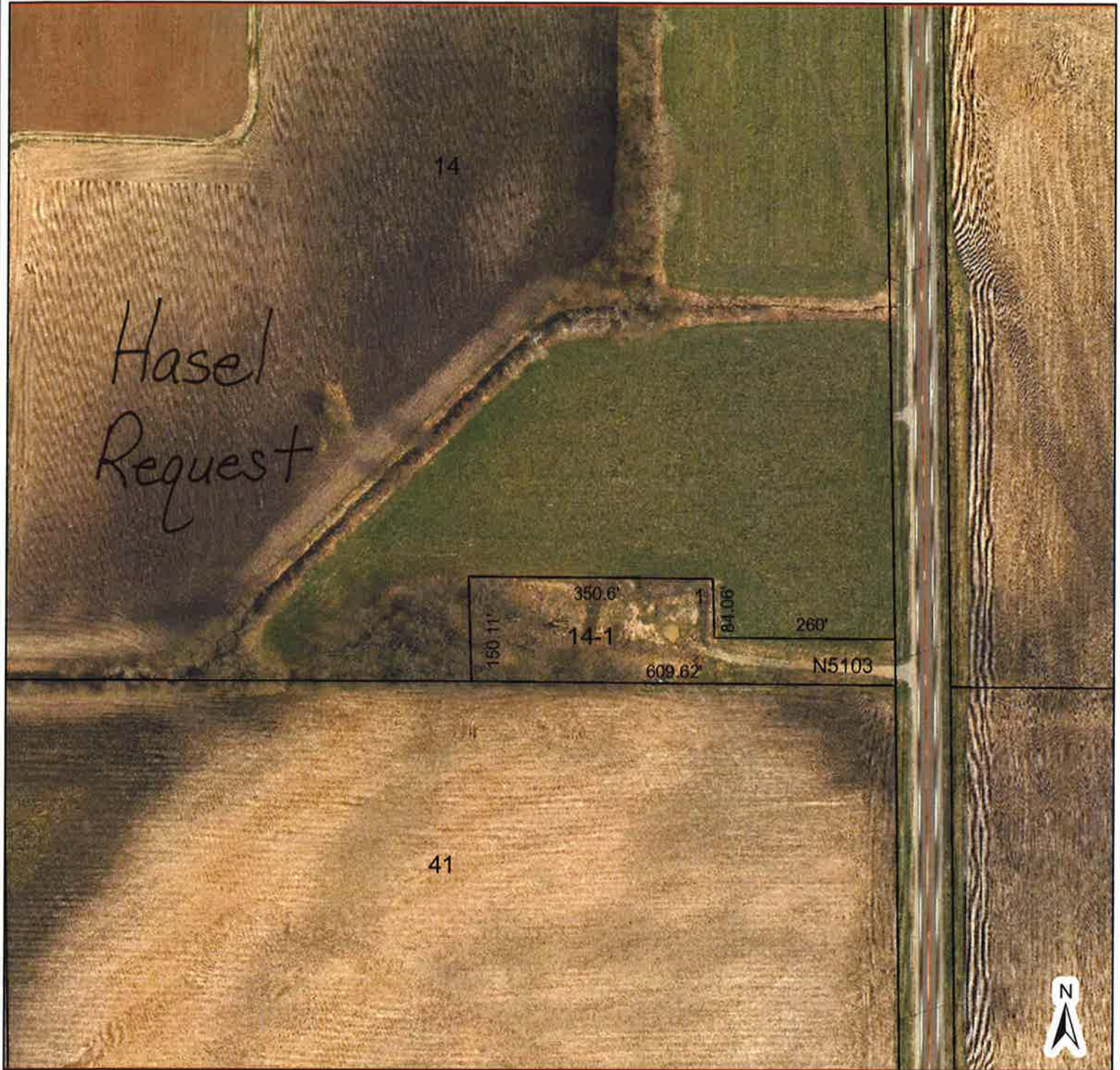


Disclaimer: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this document is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



Compiled by the Jefferson County Zoning Department

Jefferson County Land Information



- | | |
|---------------------------|-----------------|
| — Property Boundary | — Surface Water |
| --- Old Lot/Meander Lines | — Map Hooks |
| — Rail Right of Ways | Tax Parcels |
| — Road Right of Ways | Surface Water |
| — Section Lines | |

200 100 0 200 Feet
1 inch = 200 feet

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: March 13, 2017

Author: Public User



Jefferson County Land and Water Conservation Department

Courthouse, 311 S Center Avenue, Room 113

Jefferson, WI 53549-1701

920-674-7110

MEMORANDUM

TO: Zoning and Planning Committee
CC: Zoning and Planning Department
Dolph Dairy, LLC
FROM: Land and Water Conservation Department
DATE: March 8, 2017
SUBJECT: Completeness Determination on Application for Expanded Livestock Facility

The Land and Water Conservation Department (LWCD) has reviewed the application, worksheets, and supplemental information submitted on May 23, 2016; May 26, 2016; June 3, 2016; June 13, 2016; June 22, 2016; June 29, 2016; July 5, 2016; July 11, 2016; January 4, 2017; February 7, 2017; and March 8, 2017 by Dolph Dairy, LLC for a proposed livestock expansion. After reviewing the application, maps, worksheets, and construction specifications, the Land and Water Conservation Department has determined that all of the requirements have been fulfilled. We recommend that the Zoning and Planning Committee find the application from Dolph Dairy, LLC to be complete.

Requested Permit Requirement

Dolph Dairy, LLC plans to increase his livestock numbers to 989.5 animal units in Jefferson County. Their expansion includes a freestall building expansion and a waste transfer system that will discharge to an existing manure storage structure. The LWCD recommends that the Zoning and Planning Committee require the following statements be added to the new permit if granted:

- Annual nutrient management plan updates shall be submitted to the Land and Water Conservation Department by September 30th of each year for the following crop year. These updates shall account for the additional animals added each year.
- Per the Nutrient Management Checklist of the Livestock Siting application, any fields in which there were no soil samples or the samples were not in accordance with UW Publication A2100 recommendation; the applicant must collect and analyze soil samples meeting the requirements of A2100 within 12 months of siting approval, and revise the nutrient management plan accordingly.
- The vegetated buffer that will be improved as part of the animal lot runoff management system should have at least 2 feet of separation from groundwater as verified by the consulting engineer.
- An operation and management plan should be developed and submitted to the LWCD for the runoff management system in part to ensure that only runoff and not manure enters the vegetated buffer strip.
- The LWCD must be informed of the Pre-construction Conference and when work will be begin on the waste transfer system.

- The consulting engineer must be present to confirm that adequate clay is used around and below the concrete channel of the waste transfer system.
- The Maximum Operating Levels of the existing manure storage structures must be marked by the engineer.
- Per Jefferson County Zoning Ordinance [11.05 (d) 2. d], the manure storage structure certification “shall be filed at least 10 days prior to population of the facilities by the animal unit count approved under the permit.”
- Per the Livestock Siting Law [ATCP 51.08 (2)] within 2 years the livestock operator must begin populating the approved facility and begin construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure, proposed in the application.
- Any alterations or additions to the operation after the permit is issued that changes one of the worksheets or application requires a permit update or new Livestock Siting Application depending on the circumstance.

Questions regarding the completeness determination should be directed to the Land and Water Conservation Department at 920-674-7110.