

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, APRIL 24, 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 March 27, April 7 and April 20, 2017 Committee Minutes**
- 7. Communications**
Correspondence received after public hearing and before April 14, 2017 regarding Cold Spring Egg Farm, Inc conditional use, CU1912-17
- 8. March Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. April Monthly Financial Report for Zoning – Matt Zangl**
- 10. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20, 2017:**

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

R3959A-17 – Michael Klein to create a 6-acre A-3, Agricultural/Rural Residential building site near **N4922 South Farmington Rd** from PINs 008-0715-3644-000 (39.75 Ac) and 008-0715-3643-000 (30 Ac), Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3960A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at **W1682/W1684 County Road P** and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 (39.17 Ac) and 012-0816-2014-000 (40 Ac), Town of Ixonia.

R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property to create a 2-acre A-3, farm consolidation lot around the buildings at **N4809 Christberg Rd** in the Town of Jefferson from PIN 014-0615-0612-000 (58.38 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property to create three, 2-acre A-3 building sites on **Mack Ln** from PIN 016-0514-0111-001 (18.23 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3963A-17 – David & Diana Schroeder to rezone two, 0.503-acre areas from PIN 018-0713-3343-003 (28.139 Ac), each to be added to an existing A-3 zone on **Hope Lake Rd** in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 (39.67 Ac) and 018-0713-3313-000 (39.67 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3964A-17 – Bernard Gilbert to create a 2.2-acre and a 2.1-acre A-3 building site on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3965A-17 – Bernard Gilbert to create a 2-acre A-3 building site on the **north side of State Road 59** from PIN 024-0516-2413-000 (27.48 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R3966A-17 – Bernard Gilbert to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 (27.48 Ac) and 024-0516-2424-000 (24 Ac) near **W281 State Road 59** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property to rezone 2.2 acres of PIN 002-0714-1941-002 (34.5 Ac) to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, **near N5845 Harvey Rd.**

CONDITIONAL USE PERMIT APPLICATIONS

CU1917-17 – Justin Thiede for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, on PIN 016-0614-3113-000 (15.63 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1918-17 – Chet Dolph/D&P Dolph Trust Property to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at **N7841 County Rd G**, Town of Waterloo, in an A-1, Exclusive Agricultural zone. The site is made up of PINs 030-0813-2531-000 (39 Ac), 030-0813-2523-000 (40 Ac), 030-0813-2524-000 (20 Ac), 030-0813-2532-000 (40 Ac), 030-0813-2542-000 (40 Ac) and 030-0813-2641-001 (5 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance and falls under standards and requirements of Wisconsin Administrative Rule ATCP51.

11. Possible Future Agenda Items

12. Upcoming Meeting Dates

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

May 22, 8:30 a.m. - Decision Meeting in Courthouse Room 203

June 9, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

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

June 26, 8:30 a.m. - Decision Meeting in Courthouse Room 203

13. 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.

**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, MARCH 27, 2017**

1. Call to Order

The meeting was called to order by Vice-Chairman Greg David at 8:30 in the absence of Chairman Nass.

2. Roll Call (Establish a Quorum)

At 8:30, all Committee members were present, other than Chairman Nass. Also present were Blair Ward, Corporation Counsel; Andy Erdman of the Land Information Department; Patricia Cicero, Joe Strupp and Mark Watkins of the Land and Water Conservation Department; and Rob Klotz, 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 meeting law requirements.

4. Approval of the Agenda

No changes were proposed.

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 February 27, March 10 and March 16 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the February 27 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the March 10 meeting minutes as presented. Motion carried on a voice vote with no objection.

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

7. Communications

Klotz handed out a brochure, "Know Your Septic System" and explained. Reese suggested that the Solid Waste Committee should see this too, and Klotz responded that when the list of items not to flush is published, he will get that to the Solid Waste Committee.

Nass arrived at 8:34 a.m. and took over chairing the meeting.

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

Erdman showed his revenue report and explained that revenues for 2017 are about where they were in previous years.

9. Discussion and Possible Action on Extending the Current Parcel Map Improvement Contract with Pro-West and Associates – Andy Erdman

Erdman reported that requests for proposals were put out last year to do parcel mapping improvements. These maps were last done in the 1990s. Pro-West was awarded the contract last year for the rural areas in the northern tier of the county, and is nearly complete with that, but Erdman asked for a one-year contract extension for Pro-West to complete the work. A draft resolution to that effect was sent in the Committee's meeting packet. To Jaeckel's question, Erdman reported that the County has a \$50,000 grant, and \$10,000 was budgeted, which would allow another 6,800 parcels to be completed. Erdman expects this to be a 3-year project. Motion by Reese, seconded by Jaeckel to approve the contract extension. Ward was asked whether he had any issue with this proposal, and he does not. Motion carried on a voice vote with no objection. Erdman added that this will be going to County Board in April.

10. March Monthly Financial Report for Zoning – Rob Klotz

Klotz explained that revenues are down \$1,679 from this point in 2016, but still very close to revenue projections going forward.

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

Klotz explained Mr. Kiedrowski's proposal, showing a reconfiguration from his 2003 rezoning approval for two lots. Vacant Lot 1 is proposed at 1.01 acres, Lot 2 with the existing home at N8776 County Road E is proposed at 1.45 acres. Motion by Reese, seconded by Jaeckel to approve the reconfiguration, with the conditions imposed in 2003 still in effect. Motion carried on a voice vote with no objection. The request will be taken back to County Board.

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

Klotz explained the requested adjustment, allowing a 0.4-acre wooded area adjacent to the current approval to be added, increasing total lot size to 2 acres. Motion by Jaeckel, seconded by Reese to approve this adjustment, and send it back to County Board. Motion carried on a voice vote with no objection.

13. Discussion and Possible Determination of Completeness for Dolph Dairy LLC, Town of Waterloo

A roll call was taken in accordance with Administrative Rule ATCP51, with Reese, Nass Jaeckel, Rinard, David, Klotz, Watkins and Cicero signifying their presence. Cicero explained that Dolphs are requesting to increase their animal units to 989.5, adding livestock housing and a manure transfer system to the existing manure storage structure. They are also working on improving their runoff area, planning to get rid of an animal lot and having animals inside. Cicero went on to say that their application meets the letter of the law for completeness regarding the standards they are supposed to be meeting on their application and worksheets. Motion by Reese, seconded by Jaeckel to accept Land and Water Conservation Department's recommendation of completeness, and send the petition on to public hearing. A roll call vote was taken, with Reese, Nass, Jaeckel, Rinard and David all voting yes. Motion carried.

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

Jaeckel noted that he will abstain for possible conflict of interest, and Supervisor Jim Schroeder sat in to vote only in the event of a tie. Due to this being done for ATCP51 standards, a roll call was taken, with Reese, Nass, Schroeder, Rinard, David, Rob Klotz-Director of Planning and Zoning, Mark Watkins and Joe Strupp of Land and Water Conservation Department (LWCD) and Blair Ward, Corporation Counsel signifying their attendance.

Klotz began by explaining that the petition has had its public hearing, notice of completeness from Land and Water Conservation, all the worksheets have been determined complete, and now it requires a decision under ATCP51. It is up against the 90-day time limit from the original notice of completeness, which Watkins verified. Rinard asked, if the Committee does nothing after the 90-day time expires, it means that it goes to the DNR? Klotz said that his first question was why would you do nothing, to which Rinard replied, she was just asking the question. Klotz said that he would ask Corporation Counsel to answer that question. Ward responded that if no action is taken, then after 90 days the application is deemed approved pursuant to State Statutes and Administrative Code. Rinard asked whether anything additional has been added to the record since the postponement, to which Klotz replied that nothing can be added to the record after public hearing. Rinard noted that the reason for the postponement was to see if the petitioner could get some of these permit questions resolved, to which Klotz asked if Rinard meant permit questions from the worksheets? Rinard answered, permit questions from the Committee, and Klotz said right, permit questions from the worksheets? And what were the questions regarding? Rinard remembered that Klotz was not present at the meeting when the petition was postponed, and Klotz noted that if the questions were regarding the WPDES permits or air quality permits, those are not under the purview of the Zoning Committee under the ordinance. It's ATCP51 and the five worksheets. Rinard then said if the Chairman didn't mind, she would like the Corporation Counsel, Mr. Ward, for the benefit of the audience and everybody in the room, to just describe exactly the limits on what the Committee is able to do in regards to this petition. Ward asked, today, what can the Planning and Zoning Committee do today? Rinard continued to ask what are the restrictions on Committee authority under the livestock siting law? Ward replied that there has been a public hearing for agenda item 14, and all the information should have been obtained by the Committee at that hearing, which is part of the record. This is the Planning and Zoning Committee meeting today to decide whether or not to grant the petition of Cold Spring Egg Farm, and that is what this Committee should decide on, whether or not to vote. The information has been provided, so no more information can be taken at this meeting today. If the Committee chooses to do nothing, or if there is a tie vote and no action is taken, then the petition will be deemed approved. He asked if there was anything else that Rinard would like him to address. She responded with a yes, the completeness of the application is what the Committee is restricted to look at and decide upon. Ward said yes, that is correct. He has been informed by Land and Water Conservation and the Planning and Zoning Director that the application has been completed; it has met the standards of the Land and Water Conservation Department as well as Planning and Zoning, therefore there is no reason by either department or for the County to not approve the petition or application as it currently exists. Rinard went on to say that the only question before the Committee today is, is the application complete. Ward responded that that is correct. Nass added, of the things that the Committee can regulate. Ward went on to comment, is the application complete, and is there any authority of the Planning and Zoning Committee to deny the application based on what state law mandates or what authority state law gives counties. In this situation, the State of Wisconsin has taken almost all authority away from counties to regulate these types of facilities. It's a paper review; if the application's complete, if it's in the

proper zoning district, if there are a few other requirements that are met, then the County is required to approve the application according to state law. The County has almost no authority to regulate these types of facilities, and that was a decision of the legislature. It's an unusual scenario for the counties; counties have a significant amount of power in regulating zoning, in regulating land use, this is an exception to that. Rinard noted that the language she was looking for is "required to approve," and Ward said that that is correct. Klotz responded that it's another example of, just like cell towers, wind energy systems, shoreland wetland regulations, where, through legislation, whether you agree with it or not, counties' powers have slowly but surely been dwindled and depending upon what side of the issue you're on, that can be a good thing or a bad thing. Klotz said that he wasn't trying to make a political statement here, but that Jefferson County just changed its cell tower ordinance to no longer require going through the public hearing process; he can just issue a permit now, because the State said, if they meet these standards, you can't deny it. It's very similar in that nature so the County quit going to public hearing with cell towers and just issues permits. Rinard said that it's so frustrating; there has often been talk about how frustrating it is to hear concerns of neighbors and people who have done a lot of research, they raise a lot of good questions, and the Committee just can't do anything about it. Nass said he thinks that's why it's so important, and he's glad to see a newspaper here, because this is how you get this issue out to people so they can understand this better. Klotz said he thinks the other thing that people should understand is that maybe this research and questioning does not go necessarily unnoticed because this is the ATCP51 permit issued by the County, however there's still a WPDES permit that has to be issued by DNR; they hold hearings for that. If an air emissions permit is required by DNR, there would be a public hearing for that, and the ability to testify in that regard. So it's really pigeonholed the County's ability to do things in this permitting application, but it doesn't shut it off completely. Klotz went on to say that he and Nass had a good conversation a couple of weeks ago, and their concerns were not necessarily about this but other actions up at the State, so this isn't uncommon, dismantling of DNR and the lack of staff and the lack of follow through with a lot of these state laws. Septic hauling, septage spreading, you can add four or five issues like this, so this isn't uncommon, but unfortunately, the Committee, as elected to County Board and serving on this Committee, have the ordinance to enforce, and the County gets its powers from the State. Klotz had a conversation with Corporation Counsel the other day, and counties really exist at the whim of the State, and they can give power to review and act on things and they can take the power away. Rinard interjected that this particular petition has really shed light on the DNR's failure to keep on top of the permitting process. Klotz said that he thinks that's changed-Rinard said she hopes it's changing-and Klotz said he means the County has done a lot of these livestock siting permits, and this is the first time the Committee has started questioning, not necessarily the law, but the ability for DNR to follow through on the things that the County no longer can. Rinard stated that it seems like the DNR is just rolling over these permits because they haven't had a chance to look at them. But still, Klotz answered, if the petitioner is required to have a WPDES permit or air emissions, this is not going to change that. This is an additional step, and the Committee unfortunately has to focus only on what they have the power to do. Rinard acknowledged that she knew that, but was just expressing her opinion about how she doesn't think the system is really working very well.

Nass asked if there was anything else, any further discussion, or any further information that anybody needed. Reese made a motion to accept the petition as it had been presented. Nass asked for any further discussion. Klotz added one more thing, that at the hearing, Land and Water Conservation was there because the applicant asked for a different date for the nutrient management plan submission. That needs to be with the original motion-they have to have conditions on their approval, and asked Strupp to go over those and whether his office would object to the change in the date. Strupp obliged, saying the standard they request are September

30 for the following crop year. Dave (the petitioner), in the hearing at one point asked for January 1, and then it moved maybe to January 30 through the hearing. With January 1, the petitioner wants it to align with when he has to submit it to DNR, so he writes a plan and submits it to LWCD and then makes changes and submits it again to DNR. That's why he wants the two plans to have a similar date, so he can just have it done once and not have to worry about it. So the January 1 date would work with LWCD. January 30, it just keeps getting later at that point. His Department likes to see them come in as early as possible. This petitioner's plan's a little different because they are planning not to spread manure, because it's a backup plan for them for the most part because they pelletize and sell their manure. So Strupp would prefer to see January 1st or thereabouts as a submittal date instead of pushing it off to January 30. Klotz asked if there were one or two other conditions on the report, and Strupp said yes, environmental conditions, but he did not have that report with him. Klotz noted that Zoning has that record in the file, and he would suggest that the Committee add those conditions along with the change in date suggested by LWCD along with the five worksheets, the notice of completeness, and Klotz suggested that the Committee would have to make a finding that there was no scientifically based evidence presented either prior to or at the public hearing that refuted the information on the worksheets. Reese asked that that be added to his motion, and Nass repeated that the statement be added to Reese's motion. He then called for a second to Reese's motion; David seconded. Nass called for a roll call vote, starting with Reese. Reese-yes; Nass-yes, Rinard-yes; David-yes. The motion passed unanimously.

15. Discussion and Possible Decision on Revocation of Livestock Siting Regulations for Jefferson County

Klotz explained the situation to date, and that he understands the frustration of the Committee in hearing intensive ag operation conditional use requests. He is looking for Committee input. Rinard said that she feels the problem with holding a public hearing is that it gives the public a false sense of the Committee's power. There was discussion with LWCD staff about what and how that office regulates. No action was taken by the Committee on this item. Cicero added that two technical reviews have taken place at the state level, one at 5 years from inception in 2006 and a second in 2016. Suggestions for changes to the law have recently been made by this technical Committee, and she questioned whether the Committee might look at those changes and possibly put together a letter suggesting that the State make those changes. Klotz went on to remind the Committee of other opportunities to make change to make it a better law.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on March 16, 2017:

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

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

APPROVE WITH CONDITIONS R3958A-17 – Jeffrey & Deborah Lemke on a motion by Reese, seconded by Jaeckel. 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. Motion carried on a voice vote with no objection.

CONDITIONAL USE PERMIT APPLICATIONS

APPROVE WITH CONDITIONS CU1913-17 – Oconomowoc Area School District/Joint School District No. 3 on a motion by Rinard, seconded by Reese. 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 on a motion by . The site is on PIN 012-

0816-2111-000 (14.64 Acres) in the Town of Ixonia in a Residential R-1 zone. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1914-17 – Ruth Poyer Trust on a motion by Jaeckel, seconded by Reese. 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 Motion carried on a voice vote with no objection.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

Friday, April 7 - 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

Monday, May 22 - 8:30 a.m. - Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by Reese, seconded by David to adjourn the meeting. Motion carried on a voice vote, with no objection, and the meeting adjourned at 9:39 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.jeffersoncountymi.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
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, APRIL 7, 2017**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

David was absent and excused at 8 a.m. All other Committee members were present. Also present from the Zoning Department were Rob Klotz 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

There were no changes proposed.

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 will be no site inspections other than those coming up on public hearing of April 20.

Nass asked about the April 19 Wis Line which will be held in Room 203 of the Courthouse. Klotz explained.

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on April 20, 2017:

R3959A-17 – Michael Klein to create a 6-acre A-3, Agricultural/Rural Residential building site along South Farmington Rd from PINs 008-0715-3644-000 and 008-0715-3643-000, Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3906A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at W1682/W1684 County Road P and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 and 012-0816-2014-000, Town of Ixonia.

R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property to create a 2-acre A-3, farm consolidation lot around the buildings at N4809 Christberg Rd in the Town of Jefferson from PIN 014-0615-0612-000 in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property to rezone three, 2-acre A-3 building sites on Mack Ln from PIN 016-0514-0111-001 in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3963A-17 – David & Diana Schroeder to rezone two, 0.503-acre areas from PIN 018-0713-3343-003, each to be added to an existing A-3 zone on Hope Lake Rd in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 and 018-0713-3313-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3964A-17 – Bernard Gilbert to create a 2.2-acre and a 2.1-acre A-3 building site on Carlin Trail from PIN 024-0516-2424-000 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3965A-17 – Bernard Gilbert to create a 2-acre A-3 building site on State Road 59 from PIN 024-0516-2413-000 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3966A-17 – Bernard Gilbert to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 and 024-0516-2424-000 near W281 State Road 59 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property to rezone 2.2 acres of PIN 002-0714-1941-002 to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, near N5845 Harvey Rd.

CU1917-17 – Justin Thiede for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at N2811 Monarch Ln, on PIN 016-0614-3113-000 in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1918-17 – Chet Dolph/D&P Dolph Trust Property to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at N7841 County Rd G in the Town of Waterloo on PIN 030-0813-2531-000 in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried, and the meeting adjourned at 11:05 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.jeffersoncountymi.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, April 20, 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 Committee members were present at 7:00 p.m. Also present were Deb Magritz and Matt Zangl of the Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of Agenda

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

5. Explanation of Public Hearing Process by Committee Chair

Nass explained the proceedings, and noted that the Committee's decision date would be April 24, and County Board would meet on May 9.

6. Public Hearing: The following was read aloud by Zangl:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 20, 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-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3959A-17 – Michael Klein to create a 6-acre A-3, Agricultural/Rural Residential building site near **N4922 South Farmington Rd** from PINs 008-0715-3644-000 (39.75 Ac) and 008-0715-3643-000 (30 Ac), Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Mike Klein of N4921 South Farmington Road spoke. He would like to create a lot for his daughter.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on 3/16/17 and in the file.

Staff Report: Read by Zangl and in the file. Zangl spoke of the need for an affidavit of zoning limitations on the east side of the road.

R3960A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at **W1682/W1684 County Road P** and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 (39.17 Ac) and 012-0816-2014-000 (40 Ac), Town of Ixonia.

Petitioner: Jim Buske, 509 Clovercrest Court spoke for the petition. He wants to section off the building to settle his dad's estate. Regarding the duplex use, he said that it's been a duplex since at least 1966 or 1967.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: 3/13/17 in favor of both the rezoning and conditional use, and now in the file.

Staff Report: Read by Zangl and in the file.

R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property to create a 2-acre A-3, farm consolidation lot around the buildings at **N4809 Christberg Rd** in the Town of Jefferson from PIN 014-0615-0612-000 (58.38 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Abby Schopen of N4809 Christberg Road spoke. Her father and she want to split off the home and buildings for her to purchase.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/6/17 and in the file.

Staff Report: Read by Zangl and in the file. Zangl asked about the septic location, and Schopen verified that it is within the confines of the lot.

R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property to create three, 2-acre A-3 building sites on **Mack Ln** from PIN 016-0514-0111-001 (18.23 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Ben Rusch, 1311 Endl Boulevard said that he's worked for many years on his father's farm and now wants to build on the farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 12/14/16 and in the file.

Staff Report: Read by Zangl and in the file. Zangl spoke of the possibility that one of the lots might be considered prime, but that the Committee will determine that.

R3963A-17 – David & Diana Schroeder to rezone two, 0.503-acre areas from PIN 018-0713-3343-003 (28.139 Ac), each to be added to an existing A-3 zone on **Hope Lake Rd** in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 (39.67 Ac) and 018-0713-3313-000 (39.67 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Dave Schroeder, N5168 County Road A said that he'd like to square up two existing A-3 lots but was hoping to retain one lot on those PINs.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved without exception 3/14/17

Staff Report: Read by Zangl and in the file.

R3964A-17 – Bernard Gilbert to create a 2.2-acre and a 2.1-acre A-3 building site on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert of W281 State Road 59 said that he wants to create lots for housing off of Carlin Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file.

R3965A-17 – Bernard Gilbert to create a 2-acre A-3 building site on the **north side of State Road 59** from PIN 024-0516-2413-000 (27.48 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert of W281 State Road 59 spoke. He said that he would like to create one, 2-acre split for housing, and the rest will stay in farming.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file. Zangl asked why this lot is proposed in the middle of the field? Mr. Gilbert answered because that's where the access is. The DOT letter dated 3/6/17 was mentioned by Zangl.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R3966A-17 – Bernard Gilbert to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 (27.48 Ac) and 024-0516-2424-000 (24 Ac) near **W281 State Road 59** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert, W281 State Road 59, said that he'd like to keep this for his driveway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked Mr. Gilbert what side of the road this proposal was on, and Mr. Gilbert confirmed that it was the south side of State Road 59.

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file.

R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property to rezone 2.2 acres of PIN 002-0714-1941-002 (34.5 Ac) to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, **near N5845 Harvey Rd.**

Petitioner: Kathy Zimmerman spoke. She said that they want to rezone 2.2 acres adjacent to N5845 Harvey Road to Natural Resources. It is an area of hydric soils, is wet and can't be farmed. The owners of N5845 Harvey Road want to buy it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Received 4/10/17 from a 3/8/17 Town meeting where it was approved.

Staff Report: Read by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1917-17 – Justin Thiede for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, on PIN 016-0614-3113-000 (15.63 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

Petitioner: Justin Thiede of N2811 Monarch Lane said that he'd like to build a recreational building for personal storage only-no business storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if there would be any outside storage? Thiede responded that no, there would be no outside storage. He reiterated that there would be no business storage.

Town Response: 3/8/17 in favor.

Staff Report: Read by Zangl and in the file.

CU1918-17 – Chet Dolph/D&P Dolph Trust Property to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at **N7841 County Rd G**, Town of Waterloo, in an A-1, Exclusive Agricultural zone. The site is made up of PINs 030-0813-2531- 000 (39 Ac), 030-0813-2523-000 (40 Ac), 030-0813-2524-000 (20 Ac), 030-0813-2532-000 (40 Ac), 030-0813-2542-000 (40 Ac) and 030-0813-2641-001 (5 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance and falls under standards and requirements of Wisconsin Administrative Rule ATCP51.

Petitioner: Chet Dolph of N7841 County G said that they want to build a barn for housing dairy cattle, and a building to transition animals and add a few more animals.

Patricia Cicero of the Land and Water Conservation Department (LWCD) added more information to expand upon Dolph's presentation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: From 7/20/16 in favor.

Staff Report: Read by Zangl and in the file. He noted, among other things, that there is a memo from LWCD indicating their recommendation for determination of completeness in the file, and information from Zoning with the Committee's determination of completeness, notice to adjacent property owners and a map of those owners' properties.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 7:40 p.m.

Don Reese, Secretary

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.

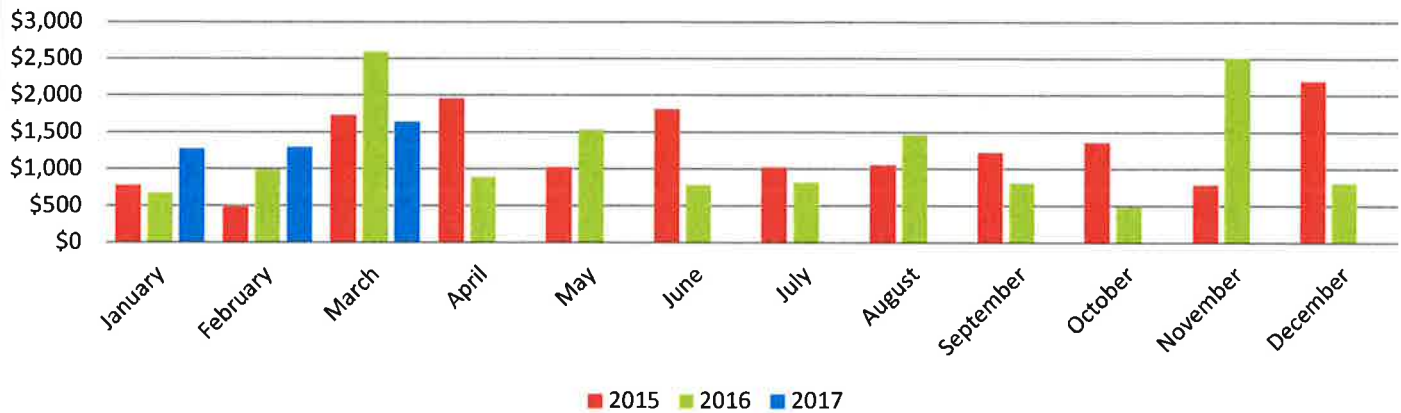
A recording of the meeting will be available from the Zoning Department upon request.

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

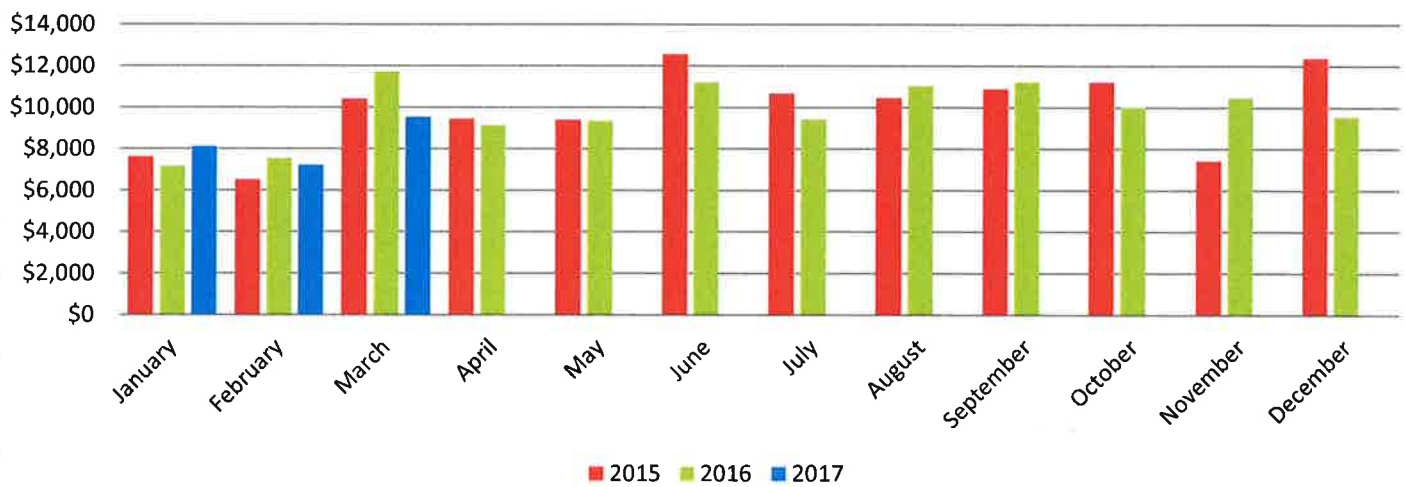
Land Information Monthly Revenue Report

January - March 2017

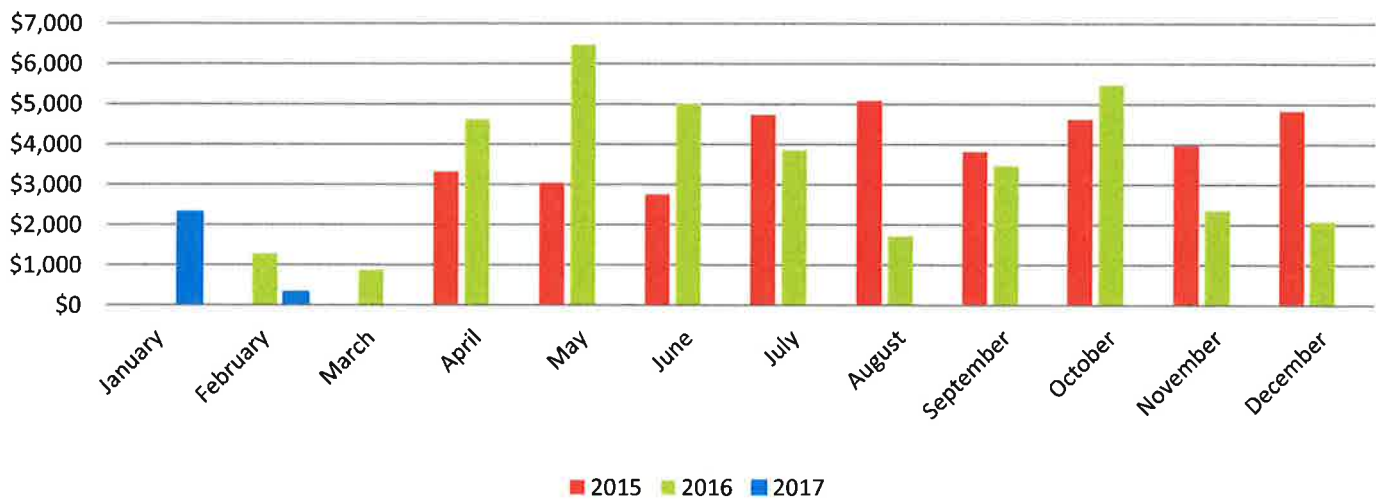
Land Information Office Remote Access and Map Sales



Land Information Program Retained Fee Revenue



Land Surveyor Revenue



Jefferson County Planning and Zoning Department
Monthly Ledger Report
04-21-2017

	OP	PFC	MC	PSS (STF	FQAS	FPA	FPFC	SREMF	ZOF	WFG	Refunds	2017 Totals	2016 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	8,655.00	419.58		1,575.00	500.00								11,149.58	9,017.05	2132.53
Feb	7,710.00	263.50		2,750.00	150.00								10,873.50	16,296.12	-5422.62
Mar	11,160.00	26.73		2,950.00	450.00							350.00	14,586.73	15,492.16	-905.43
Apr	11,065.00	107.76		3,100.00	250.00								14,522.76	43,593.19	-29070.43
May														19,437.09	-19437.09
June														20,848.87	-20848.87
July														18,565.86	-18565.86
Aug														23,785.79	-23785.79
Sept														23,058.79	-23058.79
Oct														21,548.54	-21548.54
Nov														17,218.26	-17218.26
Dec														13,535.00	-13535
Total	38,590.00	817.57		10,375.00	1,350.00							350.00	51,132.57	242,396.72	-191264.15

2016 Actual Zoning Deposits: \$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD: \$51,132.57

Printed 4-21-17 @ 1:45

