

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 AUGUST 28, 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 July 24, August 11 and August 17 Committee Meeting Minutes**
- 7. Communications**
Notice of Town of Waterloo Special Meeting to Reconsider Zoning Amendment R3996A-17 and CU1926-17 for Tim Esser
- 8. July Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. August Monthly Financial Report for Zoning – Matt Zangl**
- 10. Discussion and Possible Action on Authorization for Changes to CU1438-06 -WD Hoard & Sons/Hoards Dairyman Farm, According to Sec. 11.05(d)2h. of the Jefferson County Zoning Ordinance in Order to Maintain Compliance with the Siting Standards of ATCP51 Regarding a Manure Storage Structure**
- 11. Board of Adjustment Request to Meet with the Planning and Zoning Committee Regarding Potential Text Amendment to Modify the Frontage and Access Requirements for Proposed Natural Resource Zones**
- 12. Discussion and Possible Action on Munis Accounts and Fee Schedule Additions**
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on August 17, 2017:**

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH
CONDITIONAL USE**

R3994A-17 & CU1924-17 – William Marty: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres).

R3995A-17 & CU1925-17 – St Coletta of Wisconsin: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres).

R3996A-17 & CU1926-17 – Tim Esser: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road** , PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

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

R3997A-17 – Daniel & Nancy Last: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

R3998A-17 – Neal Loeb: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres).

R3999A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres).

R4000A-17- Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington.

R4001A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant building site on **Hillside Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington.

R4002A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington.

NATURAL RESOURCE ZONE

R4003A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington.

CONDITIONAL USE PERMIT APPLICATIONS

CU1927-17 – Steven and Catherine Buckwinkler: Conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1 zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner.

CU1928-17 – Kevin Horack: Conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres) and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

14. Possible Future Agenda Items

15. Upcoming Meeting Dates

September 8, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
September 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203
October 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
October 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
October 30, 8:30 a.m. - Decision Meeting in Courthouse Room 203

16. 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.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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

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

**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, JULY 24, 2017**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

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

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. Approval of June 26, July 14 and July 20, 2017 Committee Meeting Minutes

Motion by Reese, seconded by Jaeckel to approve the June 26 meeting minutes are presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the July 14 meeting minutes as presented. Motion carried on a voice vote with David abstaining.

Motion by Reese, seconded by Jaeckel to approve the July 20 meeting minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

Erdman handed out an email which he'd also sent to the Committee on Friday, July 21, and explained the potential of developing a multi-department drone program for the County. A workgroup has been set up to discuss the possibilities. David offered the name of a friend who does drone work, a scientific technician, as a resource. Erdman noted that they are also working with a state-wide coordinator with the Capitol Police as a technical resource.

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

Erdman reported that revenues are going well-about where he thought they should be. The County Surveyor's revenues are down a little bit, but he has some fairly large projects with Highway coming up.

9. July Monthly Financial Report for Zoning – Rob Klotz

Klotz reported that for July we are down about \$3,000 compared with July 2016. However, we are remaining healthy and busy, and should meet or beat revenue projections for the year.

10. Discussion and Possible Decision on Determination of Completeness for Kevin Horack Livestock Siting, Intensive Ag Hog Operation, 2017 Update to CU996-00 on PIN 032-0815-3434-000 in the Town of

Watertown. This amendment is to increase animal numbers to 825 animal units, and add new confinement housing.

A roll call was taken, with Reese, Nass, Jaeckel, Rinard, David, Klotz and Joe Strupp of the Land and Water Conservation Department (LWCD) signifying their attendance.

Strupp explained that Horacks were modernizing their facility, abandoning four hoop barns for a new barn to house animals. Strupp noted that Horack has turned in all of his application materials, maps and nutrient management plan. Motion by Reese, seconded by Jaeckel to approve finding the application complete based upon the technical review by LWCD. Motion carried on a roll call vote, with David, Rinard, Jaeckel, Nass and Reese all voting in favor. The conditional use will now go to public hearing.

11. Discussion Regarding the 75-foot Wetland Setback in an Existing R-1 Zone for New Multi-Family Development with Conditional Use as Required for Subdivisions by the Agricultural Preservation and Land Use Plan

Klotz explained that the Jefferson County Agricultural Preservation and Land Use Plan has language regarding 75-foot wetland setback for subdivisions. Zoning has received an inquiry about conditional use for multi-family, not in a subdivision, but on a lot served by sewer, adjacent to the City of Lake Mills. The 75-foot setback would leave very little area for development on this property. Ryan Quamm, Quamm Engineering spoke. He described the area of wetland delineation, and noted that he has prepared a proposal awaiting feedback. They are looking at perhaps six duplexes for a total of twelve units, and a multi-story apartment building. They would utilize the existing drive and sewer line, and he feels that the proposal would result in a stormwater improvement. A ten-to-fifteen foot setback from the delineated line is proposed for building placement. Klotz noted that there is no statutory requirement for wetland setback. David responded that infill is good, and questioned whether the topography has been changed to create this wetland. Klotz said that there might have been some site alteration due to interstate highway construction. Based upon the facts that the Zoning is already residential, the property is served by public sewer, there was likely site manipulation on this lot, the wetland is not currently mapped on the property, and this is a unique situation, the Committee didn't have a problem with a petitioner applying for conditional use for multi-family housing on the property.

12. Discussion and Possible Decision on the Request for Holding Tank Waiver on the Charles Schaller Property at W8679 White Crow Rd, Town of Sumner on PIN 028-0513-2112-012

Klotz began by saying that this property is very unique, on Carcajou Point which is one of the best arrowhead fields in the state. This is a cataloged burial site on the state historical register. Mr. Schaller needs a new septic, and allowing a holding tank without doing soil tests will require less land disturbance than a septic system would. Rinard asked whether this was a year-round residence; it is not. John Broyhan, archeologist for the Wisconsin Historical Society explained that there are Oneota burial sites in the area, and that they would like to minimize land disturbance for that area. It is also an area that has never been cultivated, an extremely rare occurrence. Mr. Schaller will have to hire a private consulting archeologist to be on site during excavation, and installation of a holding tank without soil tests will reduce his investment in the project. Human remains have been found mainly in the southern part of the area, according to Broyhan. Klotz went on to say that holding tanks are usually a last resort; pumping becomes expensive and may result in discharge to the lake. Mr. Schaller reiterated that he doesn't live on this property permanently, but usually visits once a week. The cottage will one day go to his nephews who live nearby in Wisconsin, so the likelihood of permanent residency by them is slight. In response to Jaeckel's question about how long ago this was discovered and/or mapped as a burial site, Broyhan responded that the Wisconsin's Burial Site Law was passed in 1986. Klotz went on to say that we don't want to put property owners in a position of having to spend tens of thousands of dollars extra to meet these regulations. Nass added that these properties probably should not have been developed, but since it was, the least amount of disturbance is preferred. In his opinion, keeping the development to a minimum, ie a holding tank is the best situation. Jeff Simes, Jefferson County On-Site Waste Systems Technician, asked whether the plan is to put the holding tank where the septic tank now exists. If so, a narrow trench would have to be dug to accommodate a suction line. Motion by Jaeckel, seconded by Rinard to waive the requirement to have borings and to approve a holding tank due to the fact that this property is a known archeological site in an undisturbed area of known encampments and burials. The less disturbance is more appropriate. Motion carried on a voice vote with no objection.

13. Discussion and Possible Decision on the Request for Holding Tank Waiver on the Jefferson County Salt Shed Property at N6496 County Shop Road, Town of Concord on PIN 006-0716-1521-001

Simes reported that this area consists of two-to-three feet of fill, and is heavily mottled. Jaeckel, Reese and Klotz added that it is only a satellite shed, with very limited use of the sanitary facilities, and no option by soils. Motion by Reese, seconded by Jaeckel to approve the holding tank because of the conditions stated. Motion carried on a voice vote with no objection.

14. **Discussion and Possible Decision on the Request for Temporary Holding Tank Waiver on Jellystone Park Condominium Property at N551 Wishing Well Lane, Town of Koshkonong, on PIN 016-0513-2533-242**
Klotz explained that Steve Cline has hired Jeff Hammes to mediate his existing problem and install temporary holding tanks now, but a system later. Simes reported on his site inspection. Cline wants temporary holding tanks. Cline went on to say that he is proposing replacement in an area approved for campground expansion. He hopes to have it rectified by Memorial Day, 2018. Klotz added that this is a violation, with Department of Health and DNR involved. Cline says he will be very proactive, because pumping costs are \$800 per week for two tanks at 13,000 gallons total. Motion by Nass, seconded by Jaeckel to approve the temporary holding tank waiver with the following conditions: a soil test shall be completed within the next 30 days; a plan for installation shall be submitted to the Zoning Department by December 31, 2017; and the system shall be installed by Memorial Day, 2018. Motion carried on a voice vote with no objection.
15. **Discussion and Possible Decision on the Request by Robert and Margaret Kozub to Reconfigure the 2-Acre A-3 Lot at N4153 Bear Hole Road, Town of Jefferson, PIN 014-0615-1612-001**
Klotz briefly explained. Kannard went on to say that the reconfiguration would keep the lot size at 2 acres, put the driveway on the lot and meet setbacks. Motion by Reese, seconded by Jaeckel to approve the reconfiguration as proposed. Motion carried on a voice vote with no objection.
16. **Discussion and Possible Decision on the Request to Reconfigure PIN 024-0516-1022-001 owned by the Jay and Janet Slaughter Trust in the Town of Palmyra in Order to Add to an Adjoining A-3 Zoned Lot**
Klotz explained that this is a swap between two adjoining property owners, an interior lot line adjustment. The petitioners will have a plat of survey done to accomplish this. Motion by Nass, seconded by Jaeckel to approve the reconfiguration as proposed. Motion carried on a voice vote with no objection.
17. **Discussion and Possible Decision on the Request by Kathy Zimmerman for Lot Line Adjustment at N6815 County Road Q on PIN 020-0714-0922-004, Town of Milford**
Klotz explained this lot adjustment as proposed. Motion by Nass, seconded by Reese to approve. Of course, if the neighbor whose land is affected does not approve, this cannot happen. Motion carried on a voice vote with no objection.
18. **Discussion and Possible Decision on Salvage Yard Licenses**
Klotz noted that most yards have done a great job, but most cars, following an accident, must be inspected prior to crushing, which may cause them to be outside fencing for a time. He recommended that the Committee relicense all the current salvage yard licenses. Motion by Jaeckel, seconded by Reese to relicense all the currently licensed salvage yards. Motion carried on a voice vote with no objection.

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

19. **Discussion and Possible Decision on Petitions Presented in Public Hearing on July 20, 2017:**
APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3978A-17 – Ronald Ulsberger: Rezone 0.51 acre of PIN 014-0615-0212-007 (10.55 Acres) to add it to an adjoining A-2 zone near **W3092 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3979A-17 – Brian Allen: Create a 1-acre building site on **Piper Road** from part of PIN 004-0515-2244-001 (5.289 Acres) in the Town of Cold Spring in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3980A-17 – Curtis Pernat: Rezone a 1.1581-acre lot on **Rockvale Road** on PIN 012-0816-2733-000 (35.19 Acres) by consolidation of parcels of record from

012-0816-2732-000 (35.31 Acres). This is in the Town of Ixonia, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese R3981A-17 – Ronald & Lori Draeger: Create a 3-ac farm consolidation lot at **N7543 County Road O**, a 1-ac lot around the home at N7533 County Rd O and a 1-ac vacant lot adjacent. These lots are proposed from PIN 030-0813-3124-000 (40 Ac) in the Town of Waterloo, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3982A-17 – Rodney Johnson: Create a 6-acre building site on County Road E from part of PIN 032-0815-1444-000 (40.816 Acres) in the Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by David R3983A-17 – Ryan & Meliza Ritacca: Rezone to create a 2.5-acre lot around the buildings at **N8937 County Road E**, a 1.3-acre building site and a 2-acre building site adjacent. The proposal is in the Town of Watertown, on PIN 032-0815-1133-003 (12.27 Ac), and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3984A-17 – Dan Marks/Richwood Ranch LLC: Create a 2-acre building site with existing farm buildings on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2821-000 (24.11 Ac). This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection..

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3985A-17 – Dan Marks/Richwood Ranch LLC: Create a 2-acre farm consolidation lot at **N3281 Rome Oak Hill Rd**, one 4-ac and one 2-ac vacant lot, all from part of PINs 026-0616-2824-000 (34.31 Ac) and 026-0616-2821-000 (24.11 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

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

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3986A-17 – Dan Marks/Richwood Ranch LLC: Rezone to create a 31.5-acre Natural Resource zone from part of PINs 026-0616-2824-000 (34.31 Acres) and 026-0616-2842-001 (30 Acres) on **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese R3987A-17 – Pete Gross/Land Hunter LLC: Create a 1-acre farm consolidation lot at **N3698 Rome Oak Hill Rd** and two, 3-acre vacant building sites adjacent, from PINs 026-0616-1744-000 (40 Ac) and 026-0616-2011-001 (20 Ac). The sites are in the Town of Sullivan, and in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese R3988A-17 – Pete Gross/Land Hunter LLC: Rezone to create a 14-acre Natural Resource zone from part of PINs 026-0616-1744-000 (40 Ac), 026-0616-2011-004 (0.2 Ac) and 026-0616-2122-002 (0.28 Ac) in the Town of Sullivan. The property is on **Rome Oak Hill Rd**; this is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3989A-17 – Pete Gross/Land Hunter LLC: Create two, 2-acre vacant building sites on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by David R3990A-17 – Pete Gross/Land Hunter LLC: Rezone 15 acres for a Natural Resource zone on **Rome Oak Hill Rd** in the Town of Sullivan, from PINs 026-0616-

2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Rinard R3991A-17 –Paul Holt/ Bernard Gilbert Property: Create a 3.2-acre building site on **Carlin Trail** in the Town of Palmyra from PIN 024-0516-2424-000 (32 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel R3992A-17 – Paul Holt/Bernard Gilbert Property: Create a 4.1-ac A-2 zone 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)7 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese CU1921-17- Paul Holt/Bernard Gilbert Property: Conditional use in the proposed A-2 zone to allow for veterinary facility/dog kennel/ dog training on **Carlin Trail** on PIN 024-0516-2424-000 (32 Acres). The Town of Palmyra proposal is in accordance with Sec. 11.04(f)7.Conditional Uses x. of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Rinard, seconded by Jaeckel CU1922-17- Art & Leslie Boettcher: Conditional use for a duplex on PIN 012-0816-2513-051 along **Madison Ave** in the Town of Ixonia, on PIN 012-0816-2513-051 (0.459 Ac). This proposal is in a Community zone, and is being done in accordance with Sec. 11.04(f)9 Conditional Uses f. of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Rinard CU1923-17 – James & Stacy Hill: Conditional use for a 1,080 sq ft, 16-ft high extensive on-site storage structure in a Residential R-2 zone at **N8589 River Rd**, Town of Watertown. The site is on PIN 032-0815-1343-002 (6 Ac); this is being requested in accordance with Sec. 11.04(f)2 Conditional Uses j. of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVED on a motion by Reese, seconded by Rinard R3993T-17 - Jefferson County: Text amendment to Sec. 11.10 Shoreland Provisions of the Jefferson County Zoning Ordinance in order to comply with NR115 Administrative Rule, and Acts 167 and 391 adopted by the State Legislature on March 23 and April 27, 2016. Motion carried on a voice vote with no objection.

20. Possible Future Agenda Items
2018 Budget

21. Upcoming Meeting Dates
August 11, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
August 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 28, 8:30 a.m. - Decision Meeting in Courthouse Room 203-Klotz will be absent
September 8, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
September 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203-Reese will be absent

22. Adjourn

Motion by Jaeckel, seconded by Reese to adjourn the meeting. Motion carried on a voice vote with no objection, at 10:44 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m.,

Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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
SITE INSPECTION 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
8:00 A.M. ON FRIDAY, AUGUST 11, 2017**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:02 a.m.

2. Roll Call (Establish a Quorum)

Rinard was absent and excused; all other Committee members were present. Also present were 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 meetings law requirements.

4. Approval of the Agenda

Motion by Reese, seconded by Jaeckel to approve the agenda as printed. 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.

Communications

There were no communications.

7. 2018 Preliminary Budget Review – Rob Klotz

Klotz explained and noted that he'd bumped up projected revenues for 2018 by 11% for sanitary and 13% for zoning. Revenues have been consistent for the past two years. No capital projects are proposed for 2018.

8. Site Inspections for Petitions to be Presented in Public Hearing on August 17, 2017:

The Committee left for the following site inspections:

CU1927-17 – Steven and Catherine Buckwinkler: Conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1 zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner.

R3996A-17 & CU1926-17 – Tim Esser: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road**, PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

R3994A-17 & CU1924-17 – William Marty: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres).

R3998A-17 – Neal Loeb: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres).

R3997A-17 – Daniel & Nancy Last: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

CU1928-17 – Kevin Horack: Conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres) and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

R3999A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres).

R4000A-17- Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington.

R4001A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant building site on **Hillside Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington.

R4002A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington.

R4003A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington.

R3995A-17 & CU1925-17 – St Coletta of Wisconsin: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres).

9. Ajourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 10:29 a.m.

Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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 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, August 17, 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 public hearing was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

All members were present. Rob Klotz and Matt Zangl were also present.

3. Certification of Compliance with Open Meetings Law Requirements

Reese confirmed the meeting is being held in compliance with open meetings law requirements.

4. Approval of Agenda

Motion by Jaeckel, second by David to approve the agenda as printed. The motion passed on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the public hearing process and noted Decision Meeting will be 8-28-2017 and County Board Action will be 9-12-2017.

6. Public Hearing

Klotz read the following into the record:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 17, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH
CONDITIONAL USE**

R3994A-17 & CU1924-17 – William Marty: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres).

Petitioner: William Marty (N5679 County Road Q): We are trying to get people out to our farm. We want people to come out and see where their food comes from, eat some veggies and have a good time.

Response to Klotz: We have a porta potty their now. Parking is in the field and mowed. There will be 1 porta potty at all times. The caterer will do all the cooking of meats off site. The vegetable prep will be done on site. The pizza will be cooked in a wood fire stove. No structures will be needed. No operation when it rains. We checked with the State and all caterers need license and we, at the farm do not need any license. We do not know how many people to expect. Porta potty is good for 100-150 people. Yes, we will get more if needed. The hours are 5pm to 8am, once every other Friday.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 6-14-17 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz asked Marty to explain the petition some more. How will the pizzas be cooked? It won't be in a structure? Dining area will be outside and not inside? No operation when it rains? Have you checked with the State? How many people? If need more porta potties you will get some? Hours of operation?

R3995A-17 & CU1925-17 – St Coletta of Wisconsin: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres).

Petitioner: Ted Banky – St. Coletta (N4637 County Road Y): St. Coletta has been in business since 1937 with A-1 zoning since zoning started. We would like to build a second garage and need to rezone the property and bring it into compliance.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 7-10-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained the history of semi/semi-public uses in the A-1 and non-conforming section allows for 1 new building. New buildings have been issued and it is time to bring the property into compliance.

R3996A-17 & CU1926-17 – Tim Esser: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road** , PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

Petitioner: Tim Esser (N7713 Toppe Road): I would like to rezone the property for Boat Storage/personal storage.

Rebuttal: We checked into the property for residential use and there weren't any available residential splits. We were then informed that we could go to a A-2 zone. We went to 2 separate meetings with Waterloo. We had no knowledge that the Town of Waterloo was not contacting people.

Comments in Favor: None

Comments Opposed: Ken Christenson (N7651 Toppe Road): Opposed to this operation in rural area. Ken explained his history with Zoning regulations and rezoning to A-3.

Kris Hanin (N7692 Newville Road): Opposed to the petition. Kris was never notified of the Town meetings and explained the meetings at the Town were for driveway approvals. Kris explained she found out the meetings were posted at two spots in the town and not sent to the neighbors.

John Joyce (N7682 Newville Road): Opposed to the petition. Newville Road is a rustic road. John explained the designation of a rustic road. John has concerns with road safety and safety for riding bicycles

Jenny McKay (N7706 Newville Road): Opposed to the petition. Jenny brought pictures to add to the file. The view from her kitchen and living area faces the proposed petition. The petition would decrease the property value equivalent to graduate school tuition.

Clint James (N7568 Newville Road): Opposed to this petition. The property is barley connected to Esser's home property and has no view or affect to the Esser's home property.

Brad Sillman (N7706 Newville Road): Opposed to the petition. Brad lives right next to the proposed location. Brad moved from an industrial area and did not like it. The petition will ruin the view from this house.

Heidi Kabet (N6099 Ziebell Road): Heidi owns property near the petition and is opposed to it. Heidi owns storage units in Waterloo and believes they belong in the City.

Cindy Hass (N7785 Newville Road): Opposed to the petition and the increase in traffic.

Shawn Wardall (N7803 Toppe Road): Opposed to the petition. The road is busy and the property is in a tricky area for driving. Traffic concerns, security concerns. Agricultural community. His neighbor was denied for a Conditional Use Permit for plumbing business.

Allen and Jody Stout (N7722 Toppe Road): Were not present at the public hearing, but had a letter submitted to the file.

Questions from the Committee: None

Town Response: Dated 7-12-17 and 7-18-17 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained that no building sites for residential use are available. A-2 is not a commercial zone and the zone was approved by the County Board. Conditional uses can have conditions. Klotz explained the history of the A-2 zone. Klotz explained the contents of the file.

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

R3997A-17 – Daniel & Nancy Last: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

Petitioner: Nancy last (N9045 River Road): Nancy owns this lot and the 55 acres adjacent to it. All potential buyers ask for more land to get away from the overhead electrical lines.

Nancy showed the power lines on the survey to the committee.

Response to Rinard: It will be under 5 acres, 4.63 acres.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard: How big will it be with the addition?

Town Response: Dated 7-10-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained that 2 non-prime or 1 prime lots are remaining. This petition is to change and existing A-3 zone.

R3998A-17 – Neal Loeb: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres).

Petitioner: Pete Gross (N5921 Jefferson Road): Would like to create a lot in the Southeast corner of the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 7-10-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Property is in the City of Watertown Airport Protection Zone.

R3999A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres).

Petitioner: Linda Wright (W3811 County Road B): Linda explained the history of the farm. The farm consolidation is to separate the house and shed from the property so they can own it.

Comments in Favor: None

Comments Opposed: Daryl Hoffman (W3847 Emerald Dr): What are they doing?

Questions from the Committee: None

Town Response: Dated 6-19-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. They are asking for a 1.7 acre farm consolidation lot. The septic plans are also in the file.

R4000A-17- Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington.

Petitioner: Linda Wright (W3811 County Road B): This is a lot for potential building site to benefit the farm.

Rebuttal: The intention is not to sell the lot, but instead a management decision for the Trust. We will not be gaining personally from the sale. All the money goes to the trust and is for the kids future home.

Comments in Favor: None

Comments Opposed: Daryl Hoffman and Lori Hoffman (W3847 Emerald Dr): Opposed due to traffic and other concerns. Comments pertain to all four lots/petitions.

Questions from the Committee: None

Town Response: Dated 6-19-2017 and in the file, the town was in favor/opposed of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained what is in the file.

R4001A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant building site on **Hilltop Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington.

Petitioner: Linda Wright (W3811 County Road B): This lot is for my daughter who picked it out. The land is not good farm land.

Comments in Favor: None

Comments Opposed: Daryl and Lori Hoffman (W3847 Emerald Dr): opposed to petition.

Questions from the Committee: None

Town Response: Dated 6-19-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained the information in the file.

R4002A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington.

Petitioner: Linda Wright (W3811 County Road B): This petition is for 2.5 acre lot on Ranch Road.

Comments in Favor: None

Comments Opposed: Daryl and Lori Hoffman (W3847 Emerald Dr): Daryl asked what the rules were. Opposed to petition.

Questions from the Committee: None

Town Response: Dated 6-19-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained how A-3 splits work and how many each parcel can ask for.

NATURAL RESOURCE ZONE

R4003A-17 – Linda Wright/Myrtle E Klug Trust Property: Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington.

Petitioner: Linda Wright (W3811 County Road B): This area is all woods and swamp area. It is not croppable.

Comments in Favor: None

Comments Opposed: Daryl and Lori Hoffman (W3847 Emerald Dr): Opposed to petition.

Questions from the Committee: None

Town Response: Dated 6-19-2017 and in the file, the town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained the file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1927-17 – Steven and Catherine Buckwinkler: Conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1 zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner.

Petitioner: Steve Buckwinkler (W9633 Lake Drive): We are asking for a building. It is a substandard lot. This is for boat storage, so everything can be inside. The lot will not be sold separately.

Response to Reese: No outside storage.

Response to Klotz: Building won't exceed 15 feet in height.

Comments in Favor: Cathy Buckwinkler (W9633 Lake Drive): There will not be any electricity, no utility and it will be only a shed.

Comments Opposed: None

Questions from the Committee: Reese: Any outside storage?

Town Response: The town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Variances were granted for this petition. No sinks, toilet, no habitable use. What is the height of the building?

CU1928-17 – Kevin Horack: Conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres)

and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

Roll call was taken.

Petitioner: Kevin Horack (W3550 Saucer Drive): This is a hog operation and has been for the last 18 years in hoop barns. The barns will be upgraded. Kevin explained the details of the hoop barns and what will happen with the existing barns. Kevin will follow the 590 nutrient plan.

Response to Joe Strupp: We are not expanding the number of animals on property, but the number of animal units will be changing from 640 to 825.

Comments in Favor: Daryl Hoffman (W3847 Emerald Drive): In favor of petition.

Comments Opposed: None

Questions from the Committee: None

Town Response: The town was in favor of this petition.

Staff Report: Given by Klotz and in the file.

Joe Strupp (Land and Water Conservation Department): LWCD has received all documents from Horack. They will be removing four hoop barns and keeping three for storage. They will be changing from 640 animal units to 825 animal units.

Motion by Jaeckel to adjourn, second by Reese at 8:20 p.m. Motion passed on a voice vote with no objection.

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.jeffersoncountyiwi.gov

Deb Magritz

From: Cindy Schroeder <clschroeder@hotmail.com>
Sent: Monday, August 21, 2017 7:26 AM
To: Deb Magritz
Subject: Re: Esser plot plan submitted to Zoning 7/31/17

Deb,

The town board will be holding a special meeting to discuss this on Saturday, 8/26. I will send you the information before 8 am on Monday so you can be sure it makes it to the meeting. Will that work?

Thanks,

Cindy

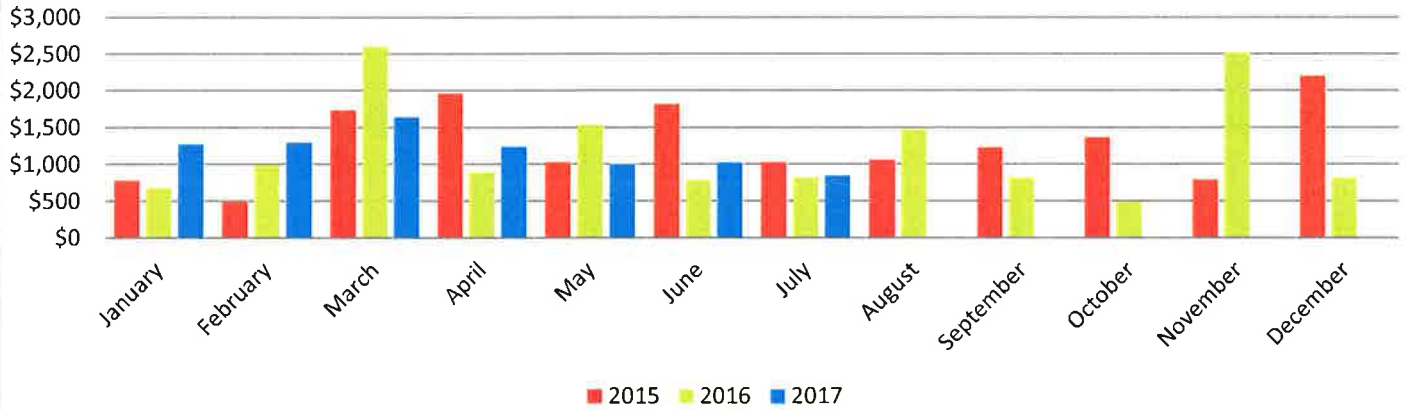
From: Deb Magritz <DebM@jeffersoncountywi.gov>
Sent: Friday, August 18, 2017 11:51 AM
To: clschroeder@hotmail.com; 'larryh@jefnet.com'
Subject: Esser plot plan submitted to Zoning 7/31/17

From: Jefferson County Zoning [<mailto:ZoningCanonCopier@jeffersoncountywi.gov>]
Sent: Friday, August 18, 2017 11:48 AM
To: Deb Magritz
Subject: Attached Image

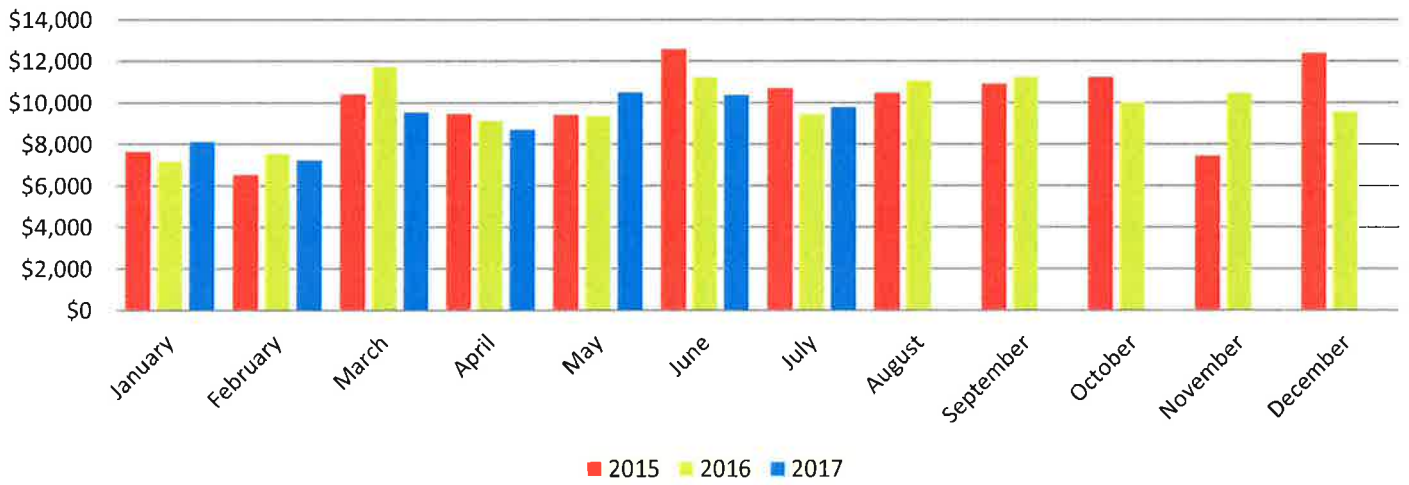
Land Information Monthly Revenue Report

January - July 2017

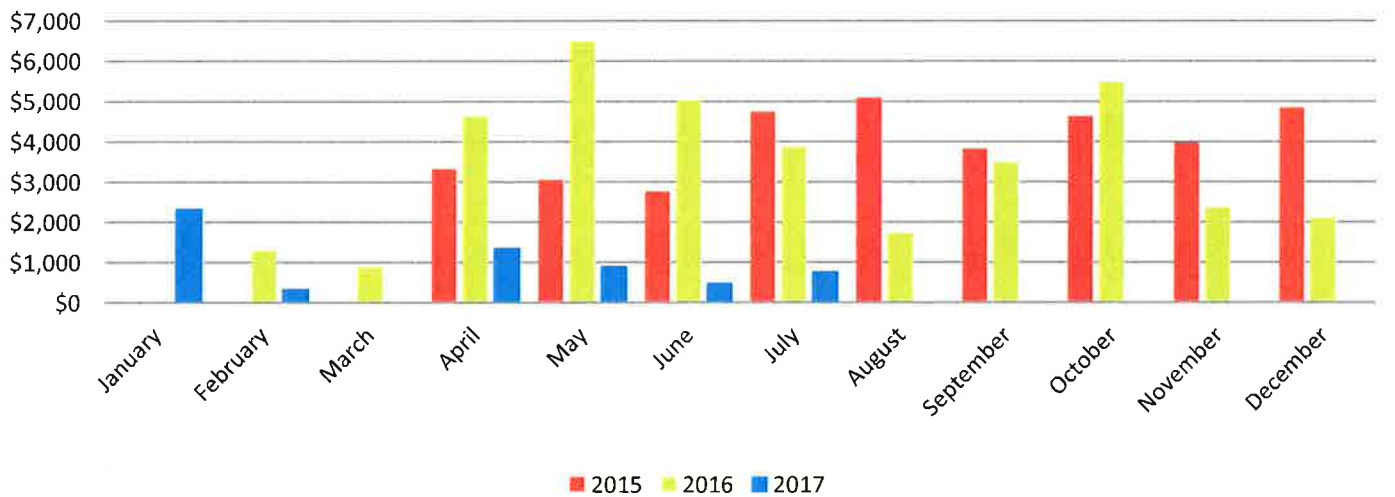
Land Information Office Remote Access and Map Sales



Land Information Program Retained Fee Revenue



Land Surveyor Revenue



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

Jefferson County Planning and Zoning Department

Enter Year:

PDF:

Excel:

Enter 2016 Actual Zoning Deposit:

Enter 2017 Budget Revenues:

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	11,135.00	26.73		2,950.00	450.00							375.00	14,561.73	15,042.16	-480.43
Apr	18,035.00	107.76		4,325.00	250.00							250.00	22,717.76	42,933.19	-20215.43
May	17,440.00	16.83		5,025.00	800.00								23,281.83	18,897.09	4384.74
June	22,410.00	10.26		6,750.00	700.00							450.00	29,870.26	20,248.87	9621.39
July	14,425.00	9.29		5,950.00	400.00								20,784.29	17,995.86	2788.43
Aug	10,220.00	7.90		3,000.00	750.00								13,977.90	22,735.79	-8757.89
Sept														22,428.79	-22428.79
Oct														20,888.54	-20888.54
Nov														16,778.26	-16778.26
Dec														12,725.00	-12725
Total	110,030.00	861.85		32,325.00	4,000.00							1,075.00	147,216.85	235,086.72	-87869.87

2016 Actual Zoning Deposit: \$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD: \$147,216.85



Jefferson County Land and Water Conservation Department

Courthouse, 311 S Center Avenue, Room 113

Jefferson, WI 53549-1701

920-674-7110

MEMORANDUM

TO: Jefferson County Planning and Zoning Committee and Department
CC: Hoards Dairyman Farm
Resource Engineering Associates, Inc.
FROM: Jefferson County Land and Water Conservation Department
DATE: August 22, 2017
SUBJECT: Amendment to Livestock Siting Conditional Use Permit

The Land and Water Conservation Department (LWCD) has reviewed the worksheets and materials submitted by the Hoards Dairyman Farm on July 11, 12, 21, 24 and 25, and August 1, 2, 3, 7, and 18 to amend their existing conditional use permit (CU1438-06). We have found the worksheets and materials to be in compliance with the livestock siting law (ATCP 51) and the Jefferson County Zoning Ordinance (11.05).

Hoards Dairyman Farm was permitted to have 903 animal units of dairy cattle by the Jefferson County Zoning Committee in 2006. They are not proposing to increase animal numbers with this amendment. This amendment includes the following: build a new manure storage and manure transfer from the existing sand separator, repurpose the existing manure storage to water storage, close the existing sand storage floor, close the manure transfer pipe that connects the existing sand separator to the existing manure storage, and includes the lot runoff models for the animal lots found at their 2 satellite facilities. These actions must adhere to the applicable State standards and livestock siting requirement.

The following are requirements of the permit and amendment:

- The LWCD must be informed of the Pre-construction Conference and when work will be begin on the manure storage structure and the closure of the sand storage and manure transfer pipe.
- The Maximum Operating Level of the manure storage structure must be marked by the engineer before it is put into service.
- 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 construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure, proposed in the application.
- In order for the farm to achieve the required phosphorus runoff amount for the animal lots, the vegetated treatment areas at their satellite facilities must be maintained properly and manure must not be stacked in the drainage area of the treatment areas.
- Annual nutrient management plan updates shall be submitted to the Land and Water Conservation Department for review by September 30th of each year for the following crop year. These updates shall account for the additional animals (up to their permitted maximum numbers) added each year. As a part of the amendment process, the Land and Water Conservation Department reviewed the farm's nutrient management plan. It

was determined that the farm was not implementing their nutrient management plan according to the State standard as required by their conditional use permit. A letter dated July 28, 2017 was provided to Hoards Dairyman Farm and the Zoning Department explaining that the plan will be reviewed annually by the LWCD. If the nutrient management plan or the nutrient applications do not follow the requirements of the state standard, then LWCD will inform the Zoning Department and Committee that there has been a violation of the Hoard Dairyman Farm's conditional use permit.

After the amendment is accepted, any alterations or additions to the operation that changes one of the worksheets or application requires a permit amendment or a full livestock siting application/worksheets depending on the circumstance. Please note that this requirement pertains to both the animal housing included in their 2006 approval that has not yet been built and a future sand storage area indicated on the map submitted with the amendment materials.

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