MINUTES
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, JUNE 1, 2015

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

2. **Roll Call**
   Rinard was absent at 8:31 a.m. All other Committee members were present. Also present were Mark Watkins, Director of the Land and Water Conservation Department and Andy Erdman, Director of Land Information. Rob Klotz, Michelle Staff and Deb Magritz of the Zoning Department were also in attendance.

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. **Review of the Agenda**
   No changes were proposed to 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)**
   There was no public comment.

Amy Rinard arrived at 8:32 a.m.

6. **Approval of April 27, May 18 and May 21 Committee Minutes**
   Motion by Jaeckel, seconded by Reese to approve the April 27 minutes as presented. Motion carried on a voice vote with no objection.

   Motion by Reese, seconded by Jaeckel to approve the May 18 minutes as presented. Motion carried on a voice vote with no objection.

   Motion by Reese, seconded by Jaeckel to approve the May 21 minutes as presented. Motion carried on a voice vote with no objection.

7. **Communications**
   Klotz spoke about wetland delineation for the River Road Estates subdivision in Town of Watertown. Changes proposed in the state budget bill will put revisions to the County's shoreland/wetland ordinance back on hold.

8. **Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain**

Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan

A roll call was taken, with David, Rinard, Jaeckel, Nass and Reese present. Also present were Rob Klotz and Mark Watkins, Director of the Jefferson County Land and Water Conservation Department.

Klotz began the explanation, and Watkins continued, noting that there was a new repair plan which his engineering contacts at the state think is well done. Watkins' office recommends that the plan be approved. Carl Chenowith, the engineer working with Hoards explained the repair process. Motion by Reese, seconded by Jaeckel to approve the repair as presented. Motion carried on a roll call vote with David, Rinard, Jaeckel, Nass and Reese all voting in favor.

9. **Discussion Regarding Complaint by Trevor Price Concerning the Norman Wrensch Property at W6619 Timberline Court, Town of Milford**
Klotz introduced the topic, and Staff further explained that a June 30 deadline was established for cleanup.

10. **Monthly Financial Report Through April 2015 for Land Information Office – Andy Erdman**
Erdman noted that revenues were a bit higher than this point last year; surveyor's revenues are down, but should be increasing. He felt his department should hit its mark for revenue.

11. **Report on Land Information Public Access to Records Project – Andy Erdman**
Erdman explained and showed a report dated 5/26/15. He explained that with the 8,000 downloads at approximately 2 minutes each of staff time, it has saved his staff 260 hours.

12. **Monthly Financial Report Through May 2015 for Zoning – Rob Klotz**
Revenues have been up for five months in a row.

13. **Possible Decision on CU1804-14 for Duane and Anita Bennett at N9045 County Rd Q, Town of Milford**
Waiting for word from the State about what regulations will apply, Klotz explained. Staff reported on what she had learned in addition from Steve Gothard, that a license or inspection will be required. She noted the differences between a year-round facility and a temporary, 180-day facility. Motion by Jaeckel, seconded by Rinard to approve the Bennett petition. Motion carried on a voice vote with no objection.

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

14. **Decisions on Petitions Presented in Public Hearing on May 21:**
DENIED on a motion by Nass, seconded by Reese R3804A-15 & CU1822-15 – Alan S Gaethke, **W7674 North Shore Rd,** Town of Sumner; motion carried on a voice vote with no objection.
APPROVED R3805A-15 – Kimberly (Kincannon) Cheney, **W7271 County Rd C,** Town of Koshkonong on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

POSTPONED R3806A-15 – Todd & Leeann Duwe/Stephen & Kathleen Duwe Property, Town of Milford on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3807A-15 – John & Patricia Morris, **W6127 County Rd T,** Town of Milford on a motion by Nass, seconded by Jaeckel; motion carried on a voice vote with no objection.
NO ACTION ON R3808A-15 – Josh & Christine Wickland/David & Harriet Wickland Property, **W1108 Hooper Rd,** Town of Palmyra
APPROVED WITH CONDITIONS CU1823-15 – Joshua Sawyer, **N7018 County Rd Q,** Town of Milford on a motion by David, seconded by Rinard; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1824-15 – Steven Plue/Rose M Stella Estate Property, **Koshkonong Manor Rd,** Town of Sumner on a motion by Jaeckel, seconded by David; motion carried on a voice vote with no objection.

15. Discussion on Bureau of Watershed Management Program Guidance for Structures in Floodplain Campgrounds Dated March 4, 2015
Klotz explained a handout dated 3/4/15 titled "Bureau of Watershed Management Program Guidance-Structures in Floodplain Campgrounds." He noted that this is for guidance only, and does not insure FEMA approval.

16. Update and Review Regarding W7730 Lamp Road, Town of Sumner
Klotz explained work to date.

17. Policy for Dedication of Public Roads by Certified Survey Map
Klotz noted that the Corporation Counsel and County Administrator are working on this. This will be put on future agendas.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates
June 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
June 18, 7:00 p.m. – Public Hearing in Courthouse Room 205; **David will be absent**
June 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203
July 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 16, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 27, 8:30 a.m. – Decision Meeting in Courthouse Room 205

20. Adjourn
Motion by Reese, seconded by Jaeckel to adjourn at 9:39 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.

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.

DRAFT

MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

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

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, JUNE 15, 2015

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

2. **Roll Call**
   All Committee members were present. Also present were Michelle Staff of the Zoning Department and Mark Watkins of the Land Conservation 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. **Review of the Agenda**
   No changes were proposed to 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)**
   None

6. **Communications**
   There were no communications.

7. **Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan**
   A roll call vote was taken, with Reese, Nass, Jaeckel, Rinard and David signifying attendance. Watkins explained the proposal of Hoard's & Sons/Hoard's Dairyman Farm for the new repair with an acceptable monitoring plan for the manure storage structure and recommended that the Committee approve the revision of the manure storage structural repair plan. Motion by Reese, seconded by Jaeckel to approve the revision of CU1438-06. A roll call vote was taken, with Reese, Nass, Jaeckel, Rinard and David all voting in favor of the motion.

8. **Site Inspections for Petitions to be Presented in Public Hearing on June 18, 2015:**
   R3813A-15 – Gladys Vogel, **W5051 US Highway 18,** Town of Jefferson
   CU1828-15 – Sandra Punzel, **N3606 Riverside Lane,** Town of Jefferson
   R3809A-15 – Charles & Doreen Renz, **near N3838 County Road G,** Town of Jefferson
   CU1826-15 – Katzman Farms, Inc, **W3223 Hoffman Rd,** Town of Hebron
   CU1829-15 – Daryl & Tammy Payne, **N4363 County Rd E,** Town of Sullivan

R3811A-15 & R3812A-15 – Albert & Anne Brown, **Branch Rd,** Town of Ixonia
CU1827-15 – Wisconsin Furniture LLC, **W1232 and W1236 Marietta Avenue,** Town of Ixonia
CU1830-15 – Laura Romlein, **N8517 Pleasant Valley Ln**, Town of Watertown
R3810A-15 – Lloyd & Daphne Holterman, **N8615 County Road X** and **N8579 County Road X**, Town of Watertown
CU1825-15 – Thomas & Kathy Gallitz, near **N6131 County Road Y,** Town of Farmington

9. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 10:24 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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

DRAFT

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: June 18, 2015

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**
   Committee members in attendance at 7:00 were Jaeckel, Nass, Reese and Rinard. Committee member not present was David. Zoning staff present included Michelle Staff and Rob Klotz.

3. **Certification of Compliance with Open Meetings Law Requirements**
   Reese verified that the meeting was being held in compliance with the open meetings law requirements.

4. **Review of Agenda**
   There were no changes proposed to the agenda.

5. **Explanation of Process by Committee Chair**
   Chairman Nass explained the process of the public hearing.

6. **Public Hearing**
   Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 18, 2015, 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

R3809A-15 – Charles & Doreen Renz: Rezone to create a 4-ac building site **near N3838 County Road G** in the Town of Jefferson from part of PIN 014-0614-1832-000 (37.89 Acres).

Petitioner: Doreen Renz, N3838 CTH G, Fort Atkinson – They would like to create a new building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked why they created a flag lot?

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained where the prime and non-prime soils were on the property.

R3810A-15 – Lloyd & Daphne Holterman: Create a 2.5-acre lot around the home at **N8615 County Road X** and a 2.2-acre lot around the home at **N8579 County Road X,** both in the Town of Watertown, from PINs 032-0815-1641-000 (39.32 Acres) and 032-0815-1644-000 (15 Acres).

Petitioner: Lloyd Holterman, W3855 Ebenezer Dr, Watertown – Holterman bought the property and would like to sell the residences off. Holterman explained the reason for the design on lot 1, stating that with the location of the septic and the field location, they just want to straighten the lot out. Holterman stated that they did go to the City of Watertown.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked the petitioner why they included cropland with the proposed lot.

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3811A-15 & R3812A-15 – Albert & Anne Brown: Rezone to create two, 2-acre building sites and a 2.4068-acre Natural Resource zone adjacent on **Branch Rd.** The property is part of PIN 012-0816-2422-002 (18.679 Acres) in the Town of Ixonia.

Petitioner: Anne Brown, N8407 Branch Road – Brown explained they would like to split the acreage in half and create two new building sites. Brown stated the natural resource

zone would be included with the adjacent lot. The petitioner explained the reason for the driveway locations and that it would be out of the steep slope along Branch Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked the petitioner about the driveway locations because of the steep slopes along Branch Road.

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-T, AGRICULTURAL TRANSITION

R3813A-15 – Gladys Vogel: Rezone 8.2 acres for its inclusion with adjoining A-T zoned property at **W5051 US Highway 18** in the Town of Jefferson. The acreage is part of PIN 014-0614-1212-000 (37.826 Acres).

Petitioner: Gladys Vogel, W5042 US Highway 18, Jefferson – Vogel explained this was a golf driving range and they would like to put it back into farmland. Vogel stated she is ok with removing the CU for golf driving range.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

George Jaeckel abstained from the discussion for the Gallitz petition.

CU1825-15 – Thomas & Kathy Gallitz: Allow mineral extraction involving PINs 008-0715-1922-001 (25.63 Acres) and 008-0715-1833-000 (22.385 Acres) near **N6131 County Road Y.** The site is in the Town of Farmington and is zoned A-1, Agricultural.

Petitioner: Ben Brantmeier, N3018 Haas Rd, Jefferson – Brantmeier introduced the owner, Tom Gallitz and explained that Dale Weis has a land contact with Gallitz and that surveyor John Kannard was present. Brantmeier stated that this will not be a pit but will be taking off the side of the hill. The access would be at the northern end of the property where an existing driveway is present. He explained that this excavation would be taken in 5 phases with 5 acres excavated at a time and that it would be only for sand, no crushing or blasting. Brantmeier explained the reclamation plan involves creating ditches along the western part of the property by the creek and the final restoration for the site is a farm field. They are aware that excavation cannot go within 50 feet of the lot lines and they are in contact with the Highway Department about excavation within the right-of-way of County Road Y.

Gallitz stated the hours of operation would be M-F 7 am to 5 or 6 pm, and Saturday until 12:00 pm. He stated there is no "wetness" on the site and is seeking a 10-year permit.

Comments in Favor: Dale Weis, N4930 Probst Rd, Helenville -- Weis is in favor of the petition. He explained the steepness of the slope and that it would be flatter for future development. Weis stated that the existing driveway and access has been designed to current road standards. He stated that this location is ideal for a gravel pit because State Highway 26 is only a half a mile away, so the trucks will only be on the county highway for a short time.

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that there is correspondence from Land and Water Conservation, the Town and the Jefferson County Highway Department.

George Jaeckel abstained from the discussion concerning the Katzman Farms petition.
A roll call vote was taken, with Reese, Nass, Jaeckel, and Rinard signifying attendance and with David absent.

CU1826-15 – Katzman Farms, Inc: Conditional use to allow expansion of an existing intensive ag operation for up to 4,766 animal units at **W3223 Hoffman Rd.** The site is in the Town of Hebron, on PINs 010-0515-1121-002 (6.647 Acres), 010-0515-1122-000 (47.52 Acres) and 010-0515-1123-000 (36 Acres) and is zoned A-1, Exclusive Agricultural.

Petitioner: Naomi Bernstein, Agricultural Engineer from Frontier-Servco presented the petitioner and the Katzman family was present. She explained the proposal to expand the farm to 4,766 animal units. Bernstein explained that this is phase 2 of the expansion which includes additional barns, new manure storage and leachate storage facility and

explained that the farm will have 311 days of manure storage. She stated the Katzmans do have a nutrient management plan, have received a WPDS permit, a DNR erosion control permit and a DNR high capacity well permit.

Bernstein explained about the odor scores and that the farm meets all state requirements. She explained the manure separation system and the relationship that this practice has with odors. Bernstein also explained about the well locations and that they meet all state setbacks from the manure storage facility.

In response to a Rinard question, Bernstein stated that there are less than 850 animals because they had to depopulate the barn with the start of expansion last year.

Comments in Favor: None

Comments Opposed: Steve Armin, W3091 Koch Rd, Fort Atkinson – Armin explained that he lives right down the road from the facility and has many concerns, such as water quality of the area and odors.

Anita Oray, N2145 Gilliland Lane, Fort Atkinson – Oray explained that this facility is less than a mile from Hebron. Oray read a statement into the record. She has concerns about odor, the notice to the public wasn't timely and concerns about the facility in general.

Wayne Kroll, W3016 Green Isle Dr, Fort Atkinson -- Kroll has concerns about the size of the farm with the number of cattle, odor and spreading of manure on the land. Kroll also has a written statement in the file of his concerns.

Carol Kroll, W3016 Green Isle Dr – Kroll has concerns about odor, manure getting into the water and affecting the wildlife in Princess Point and the Bark River.

Klotz read into the record an e-mail from Melodi Oray Luko at melodioray@yahoo.com.

Klotz read into the record a John Ebbott letter.

Klotz read into the record an e-mail from Kathy at Kathy@callgeneralrental.com.

Questions from the Committee: Rinard asked the petitioner the number of animals, not livestock units, on the farm right now?

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the process of ATCP 51 and all information in the file related to the facility. WPSN permit was issued in April.

Joe Strupp from Land and Water Conservation stated that all plans submitted meet livestock siting requirements and informed the public that if issues arise from the operation they can contact the Jefferson County Land and Water Conservation Department.

CU1827-15 – Wisconsin Furniture LLC: Conditional use to allow a duplex on each of four proposed lots made up of PINs 012-0816-2232-013 (1.5 Acres) and 012-0816-2232014 (0.254 Acre). The site is at **W1232 and W1236 Marietta Avenue** in the Town of Ixonia, in a Community zone.

Petitioner: John Spheeris, 175 E Wisconsin Ave, Oconomowoc WI – Spheeris explained that the original factory burnt down and it has been a vacant site ever since. Spheeris stated that he didn't want another commercial site, also explained that there were a lot of single-family lots available and thought that duplexes would serve the community better.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1828-15 – Sandra Punzel: Conditional use for an extensive on-site storage structure in the Residential R-2 zone at **N3606 Riverside Lane.** The property is in the Town of Jefferson on PIN 014-0614-2312-022 (0.734 Acre).

Petitioner: Bob Mitchell, W29 Round Hill Circle, Milwaukee, WI – Mitchell explained that they would like to build an accessory structure with an open porch.

Sandra Punzel, N3606 Riverside Lane, Jefferson – Explained they would be storing antique vehicles in the structure and would like the porch to sit outside and enjoy the area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked about the use of the porch. Klotz explained that this structure was not to be used for business use or storage and no habitation is allowed.

CU1829-15 – Daryl & Tammy Payne: Conditional use for an intensive agricultural operation for up to 463 animal units at **N4363 County Rd E.** The site in the Town of Sullivan on PIN 026-0616-1014-001 (35.570 Acres) in an A-1, Agricultural zone.

A roll call vote was taken, with Reese, Nass, Jaeckel, and Rinard signifying attendance with David absent.

Petitioner: Daryl Payne, N4313 County Road E, Sullivan – Payne would like to expand-build a new free stall barn and expand his herd to 463 animal units. In response to the neighbors concern on the size of the expansion, Payne explained that it would only be 240 cows plus young stock, that they are a relatively small operation in Jefferson County.

Comments in Favor: None

Comments Opposed: Gloria Allen, N4334 County Road E, Sullivan – Allen lives directly across the street from the facility and read a statement into the record. Allen has concerns about odors, diminishing property values, location of manure lagoon and the number of animals.

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

Joe Strupp from the Jefferson County Land and Water Conservation Department explained the submittal of the application and stated that because of the size of the farm they did not have to meet state odor scores.

CU1830-15 – Laura Romlein: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N8517 Pleasant Valley Ln**. It is proposed on PIN 032-0815-1333-000 (4.967 Acres) in the Town of Watertown.

Petitioner: Mike Buss, N8517 Pleasant Valley Ln, Watertown – Buss explained that because of thefts in the area, they would like to build another storage structure to put all equipment inside. Buss indicated there would be no outside storage and is aware that no business storage or use is allowed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese made a statement that with the size of the structure, there should not be any outside storage.

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked about type of storage. Klotz also stated that the structure would not be allowed business storage or use and that no habitation is allowed.

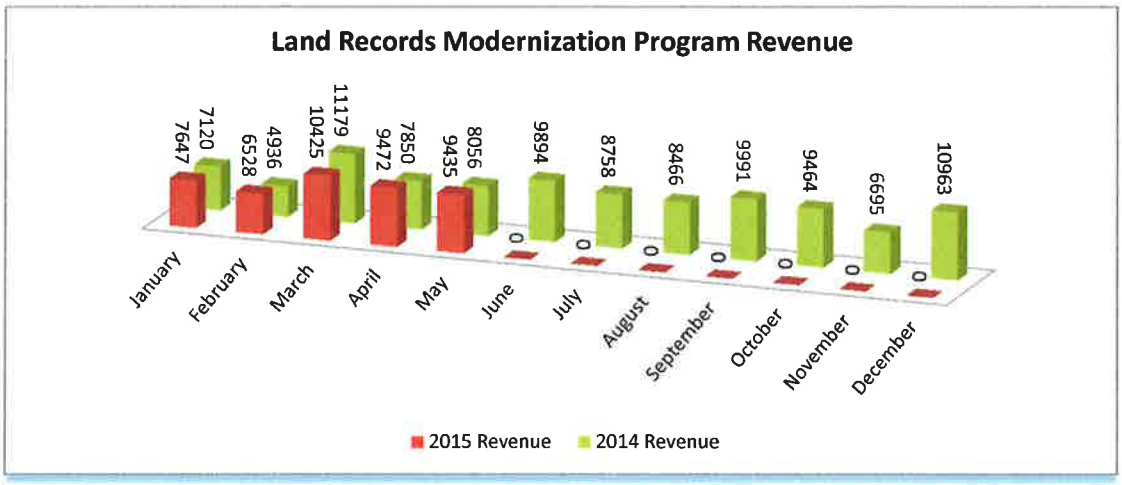
Motion by Reese, seconded by Jaeckel, to adjourn the public hearing at 8:14 pm. Motion carried on a voice vote with no objection.

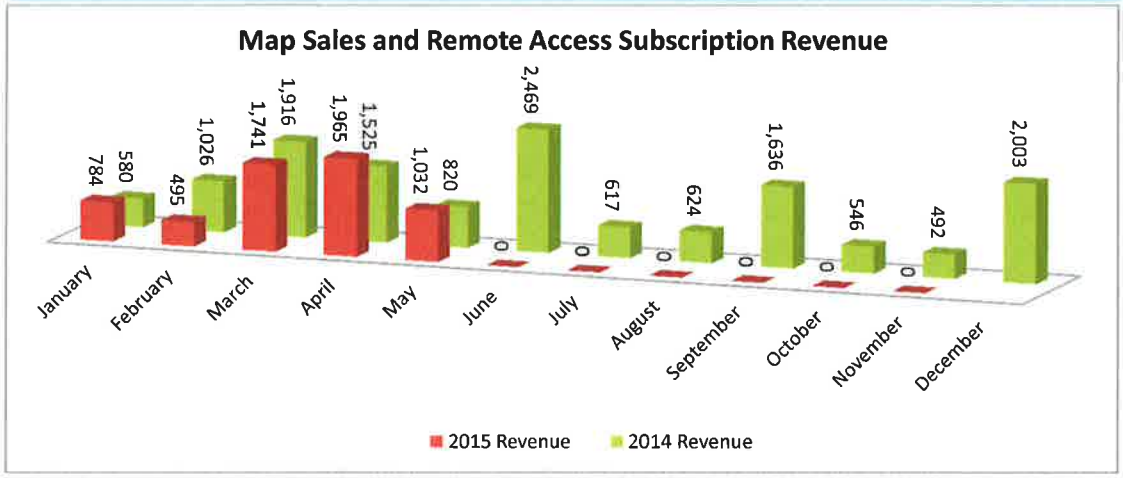
Don Reese, Secretary

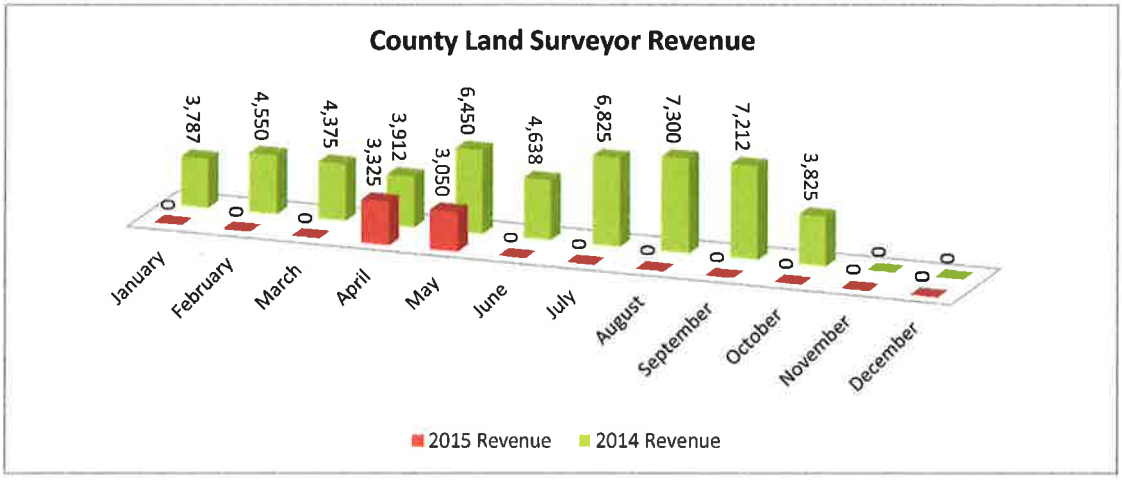
A recording of the meeting will be available from the Zoning Department upon request.

DRAFT

May 2015 Land Information Office Monthly Revenue Chart
Comparison to Prior Year







Jefferson County Planning and Zoning Department
Monthly Ledger Report
06-24-2015

	OP	PPC	MC	PSS(	STF	FQAS	FAA	FPFC	SRFWF	WFG	Refunds	2015 Totals	2014 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7102.421001				
Jan	5,845.00	519.30		1,750.00	300.00						1,500.00	8,414.30	6,832.86	1581.44
Feb	10,460.00	160.00		1,175.00	250.00						275.00	12,045.00	10,165.62	1879.38
Mar	11,130.00	168.08		1,825.00	150.00						250.00	13,273.08	9,843.03	3430.05
Apr	15,865.00	29.94		3,700.00	950.00							20,544.94	13,562.09	6982.85
May	13,379.00	8.36	2.50	4,450.00	350.00						250.00	18,189.86	16,253.03	1936.83
June	11,840.00	16.49		4,675.00	700.00			2.00			200.00	17,233.49	16,150.51	1082.98
July													20,802.00	-20802
Aug													23,015.79	-23015.79
Sept													25,195.29	-25195.29
Oct													12,805.14	-12805.14
Nov													13,848.22	-13848.22
Dec													10,000.29	-10000.29
Total	68,519.00	902.17	2.50	17,575.00	2,700.00			2.00			2,475.00	89,700.67	178,473.87	-88773.2

2014 Actual Zoning Deposit:$178,473.87

2015 Budget Revenues: $136,300.00

2015 Deposits YTD:$89,700.67

6-29-15 Zoning Comm. Agenda item RK

Rob Klotz

From: Mark Anderson <andersonlandsurvey@gmail.com>
Sent: Friday, June 05, 2015 1:47 PM
To: Rob Klotz
Subject: Schluter
Attachments: Schluter Prelims.pdf

Rob

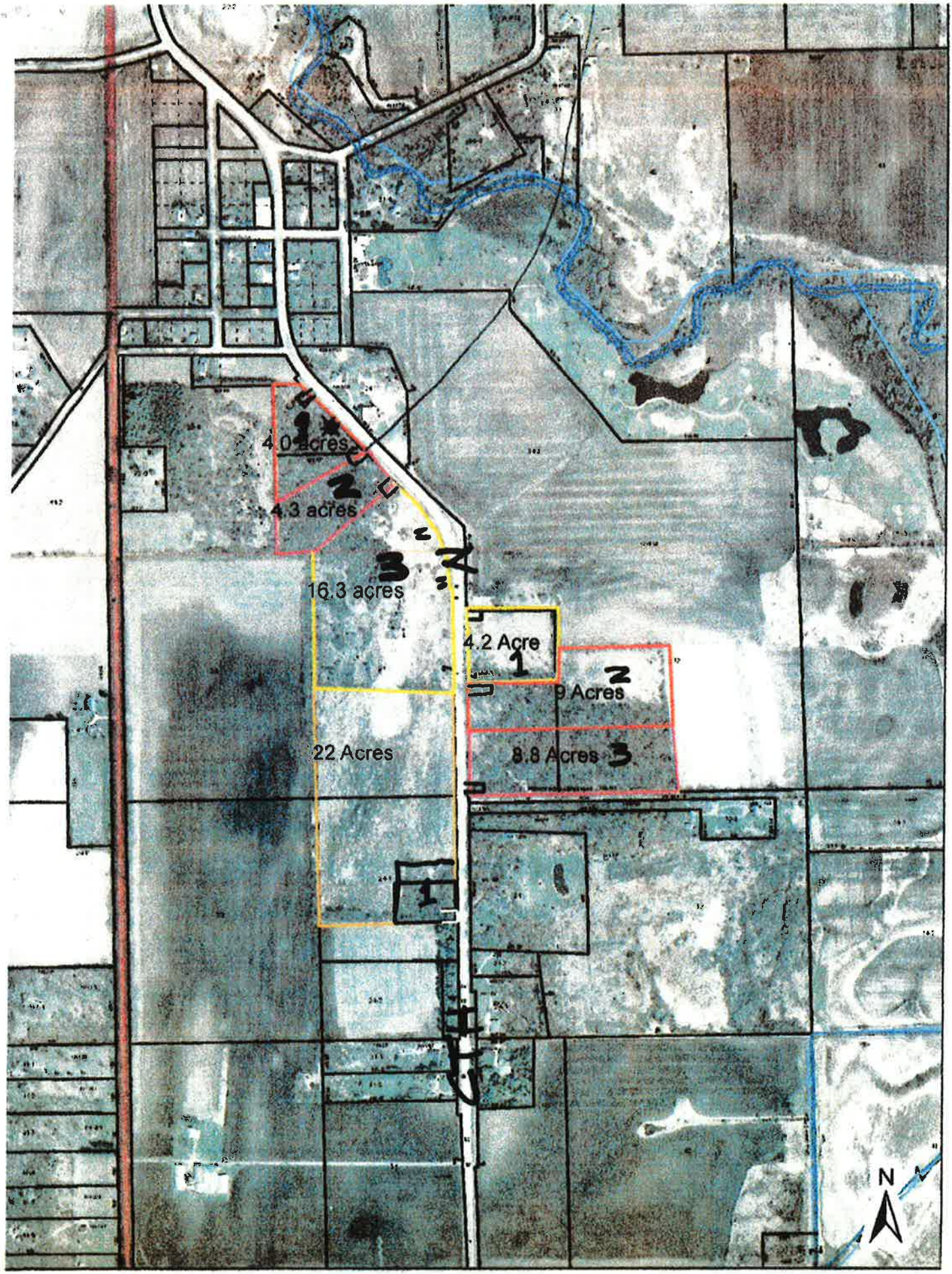
Attached is a proposal.
Two 3 Lot CSM's in the C zone and one 2 acre Lot A-3 zone.
Parent parcel for 004-0515-1924-001 is the A-1 land only 14 acres?

Thanks
Mark

Double check original petition to see if proposed C-zone area's correlate with original request.
A-3 proposed lot needs zoning amendment
pcl 24-001 is zoned A-1

(A-3 lot will go thru its own ZA)

Deb,
Please Place on ZC Dec. Agenda — 6-29-15 for redesign OK from original Petition (6 lots vs. sub.)


4.0 acres
1
2
4.3 acres
3
16.3 acres
4.2 Acre
1
2
9 Acres
22 Acres
8.8 Acres
3
1
N

RESOLUTION XX-XX-11
RESOLUTION TO REPEAL PARAGRAPH 23 of MOTION #520
TO THE STATE OF WISCONSIN 2016-2017 BUDGET BILL

WHEREAS, the Waushara County Land Conservation and Zoning Director has advised that the Joint Committee on Finance has passed Motion #520 as part of its discussion and deliberation on the Budget Bill; and

WHEREAS, Paragraph 23 of Motion #520 changes the standards for regulation of existing structures in the shoreland area contrary to adopted standards in NR 115 and to the detriment of environmental quality, and the orderly economic development of Waushara County; and

WHEREAS, the State of Wisconsin and Wisconsin Department of Natural Resources has adopted NR 115 and updated it periodically after public input and review; and

WHEREAS, Waushara County has 98 named lakes and 150 miles of trout streams that are pressured with both new development and re-development of existing structures; and

WHEREAS, Waushara County has been enforcing the minimum standards of NR 115 since its inception in the late 1960's, and has accumulated considerable experience while working with the various incarnations of NR 115 over many years, and furthermore has noted during these many years that the current laws have protected the water quality in Waushara County, and at the same time have protected property values, the County's wildlife and fisheries habitat, and the natural scenic beauty of Waushara County's shorelands, and at the same time provided flexibility to property owners in development of their property; and

WHEREAS, Waushara County has enacted most portions of NR 115 as it is currently written for 4 plus years, and has garnered experience with the current code requirements and has noted a significant reduction in variance requests; and

WHEREAS, Waushara County Board members conclude that the water quality of those water bodies within our county would suffer if development is not regulated to the benefit of the both the property owner and the water body whose shorelines are proposed for development as it currently is in NR 115; and

WHEREAS, Waushara County has had good protection of landowner rights, property values, and the environment including water quality when following the current minimum standards; and

WHEREAS, Waushara County has provided some additional protections of our endangered trout streams by having a regulatory structure tailored to that unique resource that is slightly more restrictive than the minimums in NR 115, and feels strongly that Counties should be able to enforce more than the minimum standards to protect their unique resources; and

WHEREAS, Waushara County feels that the minimum standards should not be changed without due consideration by the entire legislature, the Natural Resources Board, and the public; and

WHEREAS, Waushara County strongly objects to paragraph 23 of Motion #520 amending the 2016-2017 State of Wisconsin Budget (SB 21 and AB 21), because it weakens regulation of non-conforming structures and does not provide adequate protection of our valuable water resources; and

WHEREAS, the amendment as written will prevent the local governmental units charged by the State of Wisconsin with overseeing development within its shorelands from protecting the rights of the property owner, the citizens of the area, and the environment in a fair and equitable manner; and

WHEREAS, Paragraph #23 of Motion # 520 as written will result in unchecked development along our shorelines which will cause irreparable harm to the water quality of our County; result in a drop in property values which in turn will damage the economy of our County; and promote harm to the environment by contributing to the degradation of our surface waters and ultimately the ground water of our county and the state.

NOW, THEREFORE BE IT RESOLVED, by the Waushara County Board of Supervisors that it hereby requests that the State of Wisconsin, repeal paragraph 23 of Motion #520 to the 2016-2017 Budget Bill (SB 21 and AB 21), and restain the current provisions of NR 115, Wisconsin Administrative Code, and thereby protect the citizens and environment of our County and great State.

Resolution No. XX-XX-11

Ayes ____ Nays ____ Abstain ____ Absent ____ ( ) Voice Vote

Approved and adopted this _____ day of _____, 2015.

Approved:

_____
Ruth Zouski
Corporation Counsel

Submitted by:

_____
Mark Kerschner, Chair
Planning and Zoning Committee

Attest:

_____
Melanie R. Stake
Waushara County Clerk

Signed by:

_____
Donna Kalata, Chair
Waushara County Board of Supervisors

example ...

MARATHON COUNTY

June 15, 2015

The Honorable Alberta Darling
Co-Chair, Joint Committee on Finance
Wisconsin State Senate
Room 317 East
State Capitol
Madison, WI 53707-7882

The Honorable John Nygren
Co-Chair, Joint Committee on Finance
Wisconsin State Assembly
Room 309 East
State Capitol
P.O. Box 8953
Madison, WI 53708

OPPOSITION TO PARAGRAPH 23 OF MOTION #520 APPLICABLE TO COUNTY SHORELAND ZONING

Marathon County residents currently enjoy a safer and healthier environment and have superior water resources because of the protections that have been in place for more than 45 years through Shoreland Zoning. Natural Resources 115 (NR115) was created to establish minimum shoreland standards to further the maintenance of safe and healthful conditions, prevent and control water pollution, protect spawning grounds, fish and aquatic life, control building sites, placement of structures and land uses, and preserve natural shorelands and natural beauty. The abandonment of minimum county shoreland zoning standards should not be taken lightly when considering the positive impacts they have had. While other states have had degradation of waterways, our state has halted, and even reversed, that trend because of the work of counties in cooperation with the Wisconsin Department of Natural Resources (DNR).

This letter serves as a summary of our concerns pertaining to Paragraph 23 of Motion #520 of the 2015-2017 state budget bill. Marathon County is charged with protecting our natural resources through various means: best management practices of land conservation principles, shoreland/wetland zoning regulations, nonmetallic mining reclamation regulations, and planning for balanced future development in Marathon County. We take our responsibilities seriously.

Marathon County's concerns with Paragraph 23 of Motion #520 are as follows:

1. Removing the ability to allow a county to have restrictions greater than the minimum standards set by NR 115 does not allow counties to tailor their regulations to their unique resources at the local level, nor does it allow them to implement priorities in their locally written and approved plans. All changes at the local level are enacted only after a lengthy public engagement period where all concerns are taken into account.

2. The change deregulates shoreland zoning (within 1000' of a lake/300' of a stream) by eliminating nonconforming structure regulations and permit requirements. This would make shoreland non-conforming structures "special" compared to nonconforming structures beyond shoreland areas because they would be allowed to be rebuilt with no regulations/permits. A neighboring nonconforming structure not located in the shoreland area has stricter regulations

and would require a permit. In order to protect our natural resources we should have stricter and more specific regulations near the waterways.

3. The amendment will result in the impairment of waterways and unsafe conditions for property owners as well as a loss of a system of checks and balances that currently aids development. The reasonable limitation on the expansion, reconstruction, and modification of nonconforming structures provides a balance between their continued use and their eventual removal. In the vast majority of situations, the nonconformity is due to the structure being very close to the shoreline. In such cases, the expansion or reconstruction of the nonconforming structure can increase runoff which has a negative impact on water quality.

4. Changes to the minimum shoreland zoning standards should follow the regular legislative process so that interested parties may comment. Waterways are held in trust for the public. This process examines the regulations from all viewpoints and identifies possible consequences during the process.

The Marathon County Board of supervisors respectfully requests the immediate removal of Paragraph 23 of Motion #520 of the 2015-2017 state budget bill. We ask that the aforementioned items be considered outside of the biennial budget in order to allow for stakeholder input into the process of improving current state statutes related to shoreland zoning.

Thank you for your consideration.

Kurt Gibbs, Chair
Marathon County Board

cc: Joint Committee on Finance Members
Joe Malkasian, Committee Clerk
Senator Tom Tiffany, 12th Senate District
Senator Terry Moulton, 23rd Senate District
Senator Jerry Petrowski, 29th Senate District
Rep. Mary Czaja, 35th Assembly District
Rep. Bob Kulp, 69th Assembly District
Rep. David Heaton, 85th Assembly District
Rep. John Spiros, 86th Assembly District
Rep. James Edming, 87th Assembly District
Mark D. O'Connell, Executive Director, Wisconsin Counties Association

committee restored at least 90% of the funding to all the impacted organizations, and in a couple of instances restored funding in full.

Wisconsin Lakes thanks the JFC for voting in favor of the continued citizen-agency partnership that has made Wisconsin's lake community so effective. We also thank all of you who contacted your legislators or the committee and spoke on behalf of WI Lakes. Your voices truly made a difference in getting this funding restored.

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Shoreland Zoning Restricted?

Proposal would limit county ordinances to state minimum standards, weaken rules and limit mitigation requirements for non-conforming structures.

A surprise proposal was inserted into the state budget bill through a motion voted on by the Joint Finance Committee. Motion 520, which also contained issues such as the compromise on the Stewardship Fund and the partnership contracts, contained a proposal that would drastically alter decades of shoreland zoning law in Wisconsin.

Under the new law, counties would be forced into a "one size fits all" set of state standards (the current state minimum standards), losing the ability to enact shoreland zoning standards stricter than the state's. Existing ordinances stronger than the state limits and those using a system of "lake classification", which manages different lakes under a set of standards specific to that lake's "class", would be invalidated.

In addition, the proposal would prevent counties from:

- Regulating outdoor lighting in shoreland areas
- Limit oversight of and mitigation required for work done on "non-conforming structures", those structures not in compliance with an ordinance but grandfathered in when the ordinance was enacted
- Prohibit a requirement of a vegetative buffer.

For more information on the proposal, see our special coverage on wisconsinlakes.org.

Considerable opposition to the proposal surfaced almost immediately. Dozens of counties, as well as the Wisconsin Counties Association, Wisconsin County Code Administrators, and Wisconsin Land & Water Conservation

JFC restores Lakes Contract

Budget would restrict shoreland zoning by counties

Other budget items of note

Legislation to watch

Should artificial wake enhancement be more regulated?

Lake policy digest

Policy Calendar

Late June - Early July 2015 - Joint Finance Committee wraps up action on the state budget proposal

June or July 2015 - Full legislature votes on budget. Both houses have chance to make changes, but final bill passed in each must be identical

July 2015 - Governor Walker signs or vetoes (in part or in full) budget bill and new budget takes effect

Association all sent letters or approved resolutions against the proposal. In addition, nearly 60 lake organizations signed onto a letter from WI Lakes to the legislature asking for the proposal to be removed from the budget, and countless waterfront property owners contacted their legislators to register their support for counties to retain local control over the management of their waters, within reasonable statewide minimum standards.

While JFC will be voting on the final pieces of the budget any day (at the time of writing no vote had been scheduled), you can still let your opinion be known by contacting your legislators and the JFC.

And thanks to the many of you whose have stood up for sensible shoreland zoning!

Click here for info on contacting Joint Finance members

Click here to find your legislators

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Other budget updates

While the budget still cuts numerous scientists and educators at DNR, basin educators and the Stewardship Fund fared better with JFC

The Joint Finance Committee approved the governor's proposal to cut 18 positions, some of them federally funded, from DNR's Science Services division, though only nine of those positions are currently filled.

In addition, a number of Natural Resource Educators, mostly state park naturalists, would lose their funding.

The committee did, however restore full funding to the regional "basin" educators, and arrived at a compromise that restored some land purchasing authority to the Nelson-Knowles Stewardship Fund. Stewardship land buys were to be shut down altogether until at least 2028 in the Governor's proposal.

Policy Bites

Water Legislation to Watch