

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

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Roou

**ROOM 203, COUNTY COURTHOUSE
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, AUGUST 29, 2011**

1. Call to Order

The meeting was called to order by Vice-Chair David at 8:30 a.m.

2. Roll Call

Committee members present at 8:30 were David, Reese, Rinard and Roou. Zoning personnel in attendance included Rob Klotz, Michelle Staff and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Review of Agenda

No changes were proposed.

Steve Nass was now present at 8:31 a.m.

5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)

Charles Untz, Town of Lake Mills, commented that he was not noticed regarding Scott Schneider's/Dean Eggs' determination of completeness even though he lives within ½ mile of that farm, and then asked why the County is involved with an ATCP51 application. Klotz explained that while today's action is not a hearing process for which we send out notices, the County will go through the conditional use process for intensive ag applications, partly in order to give Towns and County an opportunity to review and comment and perhaps alleviate any problems before they arise. Untz has no problem with the request. Matt Kooiman, Town of Aztalan stated that the farm is run well, and that he supports the expansion. Nass explained that those statements can be made at the public hearing either in writing or in person.

6. Approval of July 25, August 15 and August 18, 2011 Meeting Minutes

Motion by Reese/David to approve the three sets of minutes as presented. Motion carried on a voice vote with no objection.

7. Determination of Completeness Under ATCP51 and Jefferson County Ordinance Sec. 11.04(f)5 for Intensive Ag Operation, Scott Schneider, Deans Eggs, Town of Aztalan

Roll call was taken, with Roou, David, Rinard, Nass and Reese of the Planning and Zoning Committee in attendance. Also signifying attendance were Director of Zoning Klotz and Patricia Cicero of the Land and Water Conservation Department. The property in question is at N5358 STH 89 in the Town of Aztalan. The Committee had before them correspondence from the Land and Water Conservation Department recommending that the Committee find the application from Dean's Eggs, Inc. to be complete. Motion by David/Reese to accept the application as complete and to move it to public hearing. A roll call vote was taken, with Roou, David, Rinard, Nass and Reese all voting in favor of the motion.

- 8. Request by Jean and John Reeb to Allow a Holding Tank for Farm Shop/Farm Storage Structure at W4448 CTH U, Town of Cold Spring**
The Committee accepted the information presented and specified that the holding tank be for ag use only; no habitable use is allowed. Upon the availability of public sewer, the structure shall be connected. Motion to approve the waiver with those conditions made by Reese/Rou; the motion carried on a voice vote with no objection.
- 9. Discussion and Possible Decision on Regulation of Chickens in R-1, R-2, Community, Waterfront, A-1 and A-3 Zones**
Klotz explained, and Rinard gave her findings from researching other municipalities' ordinances. Rinard will compile a draft incorporating parts of those ordinances for Committee consideration.
- 10. Discussion and Possible Decision on Regulation of Peacocks**
Klotz explained progress to date. He will contact Heidi at UW-Extension for more info on peacocks.
- 11. Discussion and Recommendation Regarding David Murack Complaints on Jason Bachmeier Violation Issue, N6613 Highmound Road, Town of Concord**
Klotz reported on action to date. After having visited the property, the Committee agreed with staff that there was no violation ongoing. No further action was taken.
- 12. Discussion and Possible Action on Resolution to Support Donation of Conservation Easement on Tom and Margaret Burlingham Property, Town of Palmyra in Conjunction with Federal Tax Laws**
Motion by Nass/David to adopt the resolution and to send it to County Board. Motion carried on a voice vote with no objection.
- 13. Discussion and Possible Action on DATCP Extension for Recertification of Farmland Preservation Ordinance and Plan**
The Department of Ag, Trade and Consumer Protection (DATCP) requested an extension for their review of the County's plan and ordinance review. Klotz suggested granting the extension as long as DATCP grants a corresponding extension for adoption at the end of the process, insuring that taxpayers can continue to claim farmland preservation tax credits. Motion by Nass/David to empower Klotz to grant DATCP the extension with the assurance that the taxpayers will be protected. Motion carried on a voice vote with no objection.
- 14. Update on NR115 Draft Ordinance**
Klotz explained that DNR issued an extension until 2/1/14 for counties to complete their ordinances. A draft of Jefferson County's ordinance was preliminarily okayed by Heidi Kennedy of DNR, after work by Zoning staff with input from Patricia Cicero of the Land and Water Conservation Department and Paul Dearlove of the Lake Ripley Priority Lake Project. Motion by David/Reese to ask for a two-year extension and for payment of grant monies for work already completed. Motion carried on a voice vote with no objection.
- 15. Review and Possible Amendment of Conditions of Approval for Petition 3527A-11 for Dan and Lacy Jablonski/Darlene Holz Trust Property, Town of Ixonia**
Klotz explained the omission of one tax parcel on the affidavit. Motion by Nass/Rou to approve the modification to the affidavit; motion carried on a voice vote with no objection.

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

- 16. Decisions on Petitions Presented in Public Hearing on August 18, 2011:**
APPROVED WITH CONDITIONS 3533A-11 & 3534A-11 – Kyle Bergdoll, Town of Watertown, both on motions by Reese/Rouu; both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS 3535A-11 – Tom Waldmann, Town of Hebron on a motion by Reese/David; motion carried on a voice vote with no objection.
POSTPONED 3536A-11 – Richard Patrick, Town of Ixonia on a motion by Nass/Rouu; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3537A-11 – David & Alice Kemna, Town of Oakland on a motion by David/Nass; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS 3538A-11 & 3539A-11 – Brian Borchardt/Ethel M Borchardt Trust Property, Town of Sumner, both on motions by Reese/David; both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS 3540A-11 – Richard Mortimer, Town of Koshkonong on a motion by Nass/Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1668-11 – Todd & Kristine England, Town of Koshkonong on a motion by David/Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1669-11 – Laurel Barklow/Don Vehlow, Jr Property, Town of Waterloo on a motion by Reese/Rouu; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1670-11 – WE Energies/James & Kathleen Strauss Property, Town of Waterloo on a motion by Rouu/David; motion carried on a voice vote with no objection.
- 17. Status of 2011 Planning and Zoning Department Budget**
Klotz handed out the monthly update and explained.
- 18. Upcoming Meeting Dates:**
September 12, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203-**Reese will be absent**
September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205 – **Nass will be absent**
September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203 – **Rouu and Rinard will be absent**
October 17, 8:00 a.m. – Site Inspections, Beginning in Courthouse Room 203
October 20, 7:00 p.m. – Public Hearing in Courthouse Room 205
October 31, 8:30 a.m. – Decision Meeting in Courthouse Room 205
- 19. Adjourn**
Motion by Rouu/David to adjourn at 10:18 a.m. Motion carried on a voice vote with no objection.