

**MINUTES OF THE PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

SUBJECT: **Jefferson County County-Wide Zoning Ordinance Text Amendment** to the Jefferson County Zoning Ordinance to comply with Chapter 91 Wis. Stats., Farmland Preservation and 59.69(5), and the Jefferson County Agricultural Preservation and Land Use Plan

Jefferson County County-Wide Zoning Map Amendment to the Zoning Map of Jefferson County for an Agricultural Transition Zoning District in a 15-year growth area as depicted by the Farmland Preservation Plan Maps in the Jefferson County Agricultural Preservation and Land Use Plan and to comply with Chapters 91 and 59.69(5) Wis. Stats.

DATE: January 19, 2012

TIME: 7 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

The meeting was called to order by Chairman Nass at 7 p.m. Nass gave explanation of the proceedings.

2. Roll Call

Committee members present were David, Reese and Rinard. Zoning staff in attendance included Rob Klotz and Deb Magritz.

3. Certification of Compliance With Open Meetings Law Requirements

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

4. Review of Agenda

There were no changes proposed to the agenda.

5. Public Hearing

Klotz read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 19, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. Matters to be heard are a proposed county-wide text amendment to the Jefferson County Zoning Ordinance to comply with Chapter

91 Wis. Stats., Farmland Preservation and the Jefferson County Agricultural Preservation and Land Use Plan, and a county-wide map amendment to the Jefferson County Zoning Map to incorporate an Agricultural Transition Zoning District in the 15-year growth areas as depicted in the Agricultural Preservation and Land Use Plan. A copy of the proposed text amendments and copies of the proposed zoning district maps for all 16 towns are available at the Jefferson County Zoning Department or on the Jefferson County website at www.jeffersoncountywi.gov/jc/public/jchome.php?page_id=134. If you have questions regarding the proposed changes to the Jefferson County Zoning Ordinance text or zoning district maps, please contact Rob at 920-674-7113, Deb at 920-674-7131 or Michelle at 920-674-8638.

R3559T-12 - Jefferson County County-Wide Zoning Ordinance Text Amendment:

Amend the text of the Jefferson County Zoning Ordinance to comply with Chapters 59.69(5) and 91 Wis. Stats., Farmland Preservation and the Jefferson County Agricultural Preservation and Land Use Plan, by adopting the September 12, 2011 draft text amendment meeting the requirements of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for ordinance certification under Chapter 91. A copy of the proposed text amendment is available at the Jefferson County Planning and Zoning Department or on the Jefferson County website at www.jeffersoncountywi.gov/jc/public/jchome.php?page_id=134.

Comments in Favor: Klotz read aloud a letter from John Petty of DATCP.

Comments Opposed: None

Questions from the Committee: Reese asked Klotz for an explanation of what would happen if these amendments aren't approved. Klotz answered that then the residents of Jefferson County would not be eligible for Farmland Preservation tax credits.

Town Responses: Klotz read the responses received to date, from Concord, Ixonia, Jefferson, Lake Mills, Oakland, Palmyra, Sumner, Waterloo and Watertown. He added that a majority of Towns are required to approve in order for the amendments to be enacted by the County Board.

R3560A-12 – Jefferson County County-Wide Zoning Map Amendment: Map amendment to the Jefferson County Zoning Map to adopt the September 12, 2011 draft Zoning Map which incorporates an Agricultural Transition Zoning District in locations depicted as 15-year growth areas in the Jefferson County Agricultural Preservation and Land Use Plan and satisfies DATCP requirements for certification under Chapter 91 Farmland Preservation. A copy of the proposed zoning map for each town is available at the Jefferson County Zoning Department, or online at www.jeffersoncountywi.gov/jc/public/jchome.php?page_id=134.

Comments: Troy Klecker of W5794 CTH B reported that Aztalan had tabled action; he asked about three properties that are currently zoned A-3, which seem to be included in the area to be zoned A-T. Klotz responded that A-3 zones would not be changing to A-T; any corrections that need to be made will be done after adoption.

Marianne Schick from the Town of Aztalan asked how the ability to apply for Farmland Preservation tax credits could be taken from areas still actively engaged in farming. Klotz explained the law's requirements; Schick responded that she thinks its discriminatory.

Tom Kramer of N6907 Old 26 Rd. asked whether this makes it easier to force a person out of farming or force annexation. Klotz answered "no" and explained the two differences between A-1 and A-T.

Questions from the Committee: None

Town Responses: Klotz read the responses from Concord, Ixonia, Jefferson, Lake Mills, Oakland, Palmyra, Sumner and Waterloo. There were six approvals.

6. Adjourn

Motion by David, seconded by Reese to adjourn at 7:25 p.m.; motion carried on a voice vote with no objection.

Don Reese, Secretary