

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, APRIL 24, 2017

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
- 6. Approval of March 27, April 7 and April 20, 2017 Committee Minutes**
- 7. Communications**
Correspondence received after public hearing and before April 14, 2017 regarding Cold Spring Egg Farm, Inc conditional use, CU1912-17
- 8. March Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. April Monthly Financial Report for Zoning – Matt Zangl**
- 10. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20, 2017:**

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

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

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT APPLICATIONS

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

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

11. Possible Future Agenda Items

12. Upcoming Meeting Dates

May 12, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

May 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

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

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

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

13. Adjourn

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