

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, MAY 22, 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 April 24, May 12 and May 18 Committee Minutes**
7. **Communications**
8. **April Monthly Financial Report for Land Information Office – Andy Erdman**
9. **May Monthly Financial Report for Zoning – Matt Zangl**
10. **Discussion and Possible Decision on Determination of Completeness for TAG Lane Dairy Livestock Siting, Intensive Ag Dairy Operation, 2017 Update to CU1511-08 on PINs 012-0816-1133-001 and 012-0816-1132-000 in the Town of Ixonia. This amendment is to add four new waste transfer systems and update the manure storage plans for the second phase of the original storage facility from the 2008 Siting Application, and to add three new heifer barns that were not included in their 2008 permit application or the 2015 amendment without increasing animal numbers approved in CU1511.**
11. **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.**
12. **Request by Sandy Creek LLC to be Allowed Outside Storage in the Industrial Zone at W1225 Marietta Avenue, Town of Ixonia, on PIN 012-0816-2232-040**
13. **Request by David and Kody Habeck to Replace the Home at W5980 County Road J at More Than 100 Feet from its Existing Location, Town of Jefferson, on PIN 014-0614-1032-000**
14. **Discussion and Possible Decision per Wis Stats 236.293 for the Planning and Zoning Committee to Allow a Single-Family Residence on PIN 008-0714-0114-016, OL 1, River Park Estates, Town of Farmington, subject to:**
 - a. **Filing of a suitable soil test-no holding tank**
 - b. **Wetland and floodplain delineation**
 - c. **Signoff by Town acknowledging 1976 waiver of private park**
 - d. **Access approval by the Town**

- e. No deed restriction filed that affect the use of property other than the note on the plat
- f. Town-no Town dump

15. Discussion and Possible Reconsideration of Denial of R3965A-17 for Bernard Gilbert, PIN 024-0516-2413-000 in the Town of Palmyra, Presented in Public Hearing on April 20, 2017

16. Discussion and Possible Decision on CU1884-16 for Benjamin and Stacy Schweighardt on PIN 020-0814-3632-002, Town of Milford, Presented in Public Hearing on August 18, 2016 and Subsequently Postponed

17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 18:

R3968A-17 - Donald Reinders: Create a 5-acre, A-2, Agricultural and Rural Business zone near W6813 Waldmann Lane from PIN 008-0715-0711-009 (5.885 Ac), in accordance with Sec. 11.04(f) 5 of the Jefferson County Zoning Ordinance. The site is in the Town of Farmington

R3969A-17 – Laura Jacobson/Roy J Haas Jr Property: Rezone to create two, 1-acre building sites from part of PIN 010-0615-2211-000 (38.51 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The sites are on County Road Y in the Town of Hebron.

R3970A-17 – Sheila Barnes/Sheila Barnes, Tyson & Tina Barnes Property: Create a 4-acre building site from part of PINs 014-0614-1844-004 (12.963 Ac) and 014-0614-1841-001 (20 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Jefferson, near W6952 County Road J.

CU1919-17 – Terry & Diane Hill: Conditional use to allow an extensive on-site storage structure of 720 square feet in a Residential R-2 zone at N469 County Road H in accordance with Sec. 11.02 Definitions, Residential Accessory Uses and Buildings (1) and 11.04(f)2 R-2 Residential – Unsewered – Conditional Uses j. The site is on PIN 024-0516-3312-001 (1.07 Ac) in the Town of Palmyra.

CU1916-17 – Hausz Brothers Inc: Conditional use to allow mineral extraction on the south side of County Road M, Town of Koshkonong from PINs 016-0514-1133-000 (44.492 Ac), 016-0514-1134-000 (43.318 Ac) and 016-0514-1422-001 (13.9 Ac). This is proposed in an A-1, Exclusive Agricultural zone in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance and to comply with NR135 requirements.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

July 14, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

July 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 24?, 8:30 a.m. - Decision Meeting in Courthouse Room 203

19. 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.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.