

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, NOVEMBER 27, 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 October 30, November 10 and November 16 Committee Meeting Minutes
7. Communications
8. October Monthly Financial Report for Land Information Office – Andy Erdman
9. Discussion and possible action to Approve Pictometry Aerial Photography Acquisition Contract, Spring 2018 – Andy Erdman
10. November Monthly Financial Report for Zoning – Rob Klotz
11. Discussion on Comprehensive Plan Update Due September, 2020
12. Discussion on Agricultural Preservation and Land Use Plan Update Due December 31, 2021
13. Discussion on Jefferson County Zoning Ordinance as a Result of Plan Update, Due December 31, 2022
14. Discussion on Flood Event Responsibilities-Substantial Damage Reporting and FEMA Requirements
15. Discussion on Comprehensive Emergency Management Plan Requirements
16. Department Succession Planning and Designee for the Following:
 - a. Issuing Zoning and Land Use Permits
 - b. Signing Certified Survey Maps/Subdivision Plats
 - c. Overseeing All Ordinance Functions, Including Zoning, Subdivision, Citation and Floodplain Ordinances
17. Discussion and Possible Action on Pending Legislation
18. Discussion and Possible Action on Request by Jim Bender to Allow Land Transfer at N8201 County Road G, Town of Waterloo, Without Going Back Through Public Hearing, and to Allow With/Without Certified Survey Map Correction or Deed Transfer
19. Discussion and Possible Action on Petition R3997A-17 for David & Nancy Last on PIN 032-0815-1544-000 in the Town of Watertown, Presented in Public Hearing on August 18, 2017 and Subsequently Postponed by the Planning and Zoning Committee for Revision
20. Discussion and Possible Action on Petitions Presented in Public Hearing on November 16:

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

R4014A-17 – David Hughes: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 4.25-acre farm consolidation lot around the home at **W9122 London Rd**, Town of Lake Mills, on PIN 018-0713-3221-000 (40 Acres). (**Petitioner not present at public hearing.**)

R4015A-17 – Rita Marty: Create a 1.23-acre lot around a pre-1978 home at **W9554 Britzke Rd** and a vacant 1.12-acre building site nearby, both from PIN 018-0713-3131-000 (15.7 Acres) in the Town of Lake Mills. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4016A-17 – Kennedy-Paus Trust: Create a 2.3-acre building site on **County Road G** from part of PIN 030-0813-2431-001 (15.7 Acres) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Waterloo.

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

R4017A-17 – Steven and Dyan Pasono: Reconfigure an existing A-3 lot on **Ridge Ln**, removing 0.633 acre from its north (PIN 012-0816-1042-003—2 Ac) and adding 0.633 acre to its south from PIN 012-0816-1042-001 (21.476 Ac). The site is in the Town of Ixonia. This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH CONDITIONAL USE

R4018A-17 & CU1932-17 – David T Beres/D Thomas Landscaping LLC Property: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance to create a 2.17-acre A-2 zone with conditional use to allow for storage of contractor's equipment and materials as well as storage of other non-farm equipment at **W158 Concord Center Drive**. The site is in the Town of Concord, on PIN 006-0716-1344-002 (3.58 Ac).

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

R4019A-17 – Theresa Huebner/Edward Schutten Property: Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create an 11.5-acre N zone to be added to adjoining property at **N5086 County Road P.** The site is in the Town of Concord on PIN 006-0716-3142-000 (13.582 Ac).

FROM COMMUNITY TO INDUSTRIAL

R4020A-17 – Brian Statz: Rezone in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance to allow production of fabricated metal products on PIN 014-0615-0314-037 (0.37 ac) along **US Highway 18** in the Town of Jefferson.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4021A-17 – David Christian/Dakalomi LLC Property: Rezone 0.19 acre of PIN 006-0716-1411-001 (3.209 Ac) to add it to adjoining A-2 zoned property at **W594 County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-1, EXCLUSIVE AGRICULTURAL

R4022A-17 – David Christian/Lars & Joan Anderson Property: Rezone 0.15 acre of PIN 006-0716-1411-002 (1.091 Ac) to add it to adjoining A-1 zoned property near **County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

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

R4023A-17 – David Christian/Jeffery & Jennifer Gaal Property: Rezone 0.39 acre of PIN 006-0716-1411-003 (3.756 Ac) to add it to adjoining A-1 zoned property near **County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU1933-17 – Kathy Branch/Richard W Prisk Jr Property: Conditional use to allow farm-type animals in a Residential R-2 zone at **N1024 Old 26 Road**. This property is in the Town of Koshkonong, on PIN 016-0514-1943-003 (2.1 Ac). This request is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1934-17 – Richard Schauer: Conditional use in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow an extensive on-site storage structure **across from W1378 South Shore Drive** on PIN 024-0516-3311-004 (0.289 Ac). This R-1 zoned property is in the Town of Palmyra.

21. Possible Future Agenda Items

22. Upcoming Meeting Dates

December 15, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

December 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 8, 2018, 8:30 a.m. - Decision Meeting in Courthouse Room 203

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

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

January 29, 8:30 a.m. - Decision Meeting in Courthouse Room 203

23. 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.jeffersoncountywi.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.