

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

ROOM 203, COUNTY COURTHOUSE

311 S. CENTER AVE., JEFFERSON, WI 53549

8:30 A.M. ON MONDAY, MAY 21, 2018

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. **Introduction of Policy Oversight Department Heads**
7. **Approval of April 30, May 11 and May 17 Meeting Minutes**
8. **Communications**
9. **April Monthly Financial Report for Land Information Office-Andy Erdman**
10. **April Monthly Financial Report for Register of Deeds Office – Staci Hoffman**
11. **May Monthly Financial Report for Zoning-Matt Zangl**
12. **Discussion and Possible Action on Preparation of Text Amendment to Comply with Act 67**
13. **Discussion and Possible Action on Petition R4045A-18 for Kevin Gordon/Nancy Gordon Trust Property, Town of Aztalan, Presented in Public Hearing on March 15 and Postponed for Redesign**
14. **Request by Jeremy Feutz for a Holding Tank Waiver at W2585 Bakertown Road, Town of Farmington**
15. **Discussion and Possible Action on an A-3 Lot Line Adjustment for Jack & Kay Bostwick and Chad & Jennifer Breaker, CSM 2134 Near N6485 Kroghville Road, Town of Lake Mills, With No Net Change in Total Acreage**
16. **Discussion and Possible Action on an A-3 Zone and Natural Resource Zone Lot Line Adjustment for Erdman Trust, CSM 5583 Near N3053 State Road 89, Town of Jefferson**
17. **Discussion and Possible Action on an A-1 Zone Lot Line Adjustment for Rodney Johnson at N8493 County Road E, Town of Watertown**
18. **Discussion and Possible Action Reducing the 6-Acre A-3 Zone for Rodney Johnson Approved by Zoning Amendment R3782A-17 on August 8, 2017**
19. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 17, 2018:**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS OR
FROM A-1 TO R-2, RESIDENTIAL**

R4056A-18 – St Paul’s Evangelical Lutheran Church: Rezone PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac) to bring into conformance an existing church, school, parsonage and teacherage. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1945-18 – St Paul’s Evangelical Lutheran Church: Conditional use in either a proposed A-2 zone or an R-2 zone to bring into compliance an existing church, school and parsonage, and to allow conversion of the teacherage for a daycare facility. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia, on PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac). This request is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL AND FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4057A-18 – Ronald C Maas: Rezone all of PIN 032-0815-2621-000 (16.6 Ac) from A-1 to A-2 and part of PIN 032-0815-2621-002 (1.69 Ac) from A-3 to A-2. The site is on **County Road D** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1946-18 – Ronald C Maas: Conditional use to create a golf farm/golf course in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance near **N8085 and N8073 County Road D**. This is comprised of all of PIN 032-0815-2621-000 (16.6 Ac) and part of 032-0815-2621-002 (1.69 Ac) in the Town of Watertown, in a proposed A-2 zone.

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

R4058A-18 – Sonja Kruesel/Dennis & Pamela Staude Trust Property: Create two, 2-acre building sites from part of PINs 032-0815-3322-002 (7.15 Ac) and 032-0815-3324-000 (20 Ac) along **Switzke and Emerald Roads** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4059A-18 – Thomas Wilson/Lindlland LLC Property: Rezone 24 acres, a part of PINs 010-0615-2643-000 (40 Ac) and 010-0615-2642-000 (40 Ac) along the Bark River and near **Hess Lane** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4060A-18 – John & Beverly Hachtel: Rezone PINs 026-0616-3033-000 (39.72 Ac) and 026-0616-3034 (40 Ac) near **Hanson Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

20. **Discussion and Possible Decision on Changing Meeting Dates and/or Times**

21. **Possible Future Agenda Items**

22. **Upcoming Meeting Dates**

June 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

June 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

July 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

23. **Zoning Overview-Discussion Regarding Jefferson County Comprehensive Plan, Jefferson County Agricultural Preservation and Land Use Plan, Jefferson County Zoning Ordinance**

24. **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.