

**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, SEPTEMBER 24, 2018

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with 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 August 23, August 28, September 14 and September 20, 2018 Meeting Minutes
7. Communications
8. August Monthly Financial Report for Register of Deeds Office-Staci Hoffman
9. August Monthly Financial Report for Land Information Office-Andy Erdman
10. September Monthly Financial Report for Zoning-Matt Zangl
11. Discussion on Solar Farm Permitting Process
12. Discussion and Possible Action on the Draft Jefferson County Land Information Plan for 2019-2021-Andy Erdman
13. Discussion and Possible Action on Proposed US Geological Survey 3D Elevation Program Grant and Ranging (LiDAR) terrain mapping project for 2019- Andy Erdman
14. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving a New Sand Storage Area for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000 – Mark Watkins
15. Discussion and Possible Action on Request by Lloyd Marks to Replace the Home at N9198 Gopher Hill Road, PIN Town of Ixonia, at 300 Feet from its Existing Location
16. Discussion and Possible Action on Advisory Resolution for Climate Coalition
17. Discussion and Possible Action on Petitions Presented in Public Hearing on September 20, 2018:

**R4091A-18 – Brenda Spies/Paul & Pamela Neis Property:** Rezone all of PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road** in the Town of Watertown. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1953-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for transportation services, a trucking operation, on PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road**. This Town of Watertown property is being proposed for a Community zone. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1954-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for home occupations on 032-0815-1733-000 (11.1 Acres), **Jefferson Road** in the Town of Watertown. Occupations requested are lawn care, snowplowing, U-Haul rentals and Amsoil distribution. The request is in a proposed Community zone in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4092A-18 – George Jaeckel/Jaeckel Land LLC Property:** Request to create a 5-acre lot around the home at **W5738 Edgewater Road** in the Town of Koshkonong from parts of PINS 016-0514-0311-002 (4.61 Acres), 016-0614-3443-014 (33.738 Acres), 016-0614-3444-000 (3.9 Acres) and 016-0614-3444-001 (4 Acres). The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4093A-18 – Samuel Mevers:** Rezone 7 acres of PIN 010-0615-3331-000 (21.765 Acres) near **W3930 State Road 106** in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1955-18 – Samuel Mevers:** Conditional use to allow storage of contractor's equipment in a proposed A-2 zone near **W3930 State Road 106**, on PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres). The site is in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4094A-18 – Samuel Mevers:** Create a 2-acre A-3 zone around the home at **W3930 State Road 106**, part of PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres) in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4095A-18 – Brian Statz:** Rezone 4 acres of PIN 014-0615-1131-000 (40 Acres) around the home and buildings at **N4259 County Road D** in the Town of Jefferson. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4096A-18 – Brian Statz:** Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4097A-18 – Brian Statz:** Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. The request is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4098A-18 – John R Schultz:** Rezone approximately 0.5 acre of PIN 018-0713-0344-027 (2 Acres) for it to be absorbed into adjoining A-1 zoned property under the same ownership. The property is at **W8132 County Road B** in the Town of Lake Mills. The request is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4099A-18 – Robert Pizur/AA Fundraiser LLC Property:** Rezone 1.935 acres of PIN 016-0514-1511-025 (2.5 Acres) at **N1611 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1956-18 – Robert Pizur/AA Fundraiser LLC Property:** Conditional use to allow for mini-warehousing in a proposed A-2 zone at **N1611 US Highway 12**, Town of Koshkonong on PIN 016-0514-1511-025 (2.5 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1957 – 18 – Dianna & Wade Woelfle:** Conditional use to allow three dogs in a Residential R-2 zone at **N1626 South Main St**, Town of Koshkonong on PIN 016-0514-1611-035 (0.699 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1958-18 – Ed Spiegelhoff:** Allow a conditional home occupation plumbing business at **N7085 North Shore Rd** in the Town of Lake Mills, on PIN 018-0713-0231-002 (3.830 Acres). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance, proposed in an A-T, Agricultural Transition zone.

**CU1959-18 – Carolyn & Chris Gosdeck:** Conditional use to allow canoe and kayak rentals in a Community zone at **N6980 Kasten Rd** in the Town of Milford, on PIN 020-0714-0434-007 (6.148 Acres). Also allow an extensive on-site storage structure 40' X 60' at this location. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R410T-18 – Jefferson County Zoning:** This is a proposal to amend the shoreland provisions of the Jefferson County Zoning Ordinance by creating Sec. 11.10(k)7 and bringing the Ordinance into compliance with Wisconsin Administrative Code Chapter 115.

**18 Possible Future Agenda Items**

**19. Upcoming Meeting Dates**

**October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**October 18, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**October 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203**  
**November 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**November 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**November 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**20. 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](http://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.*