

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

ROOM 202, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30A.M. ON MONDAY, April 29, 2019

- 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 decisions. 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 18, April 12, and April 18 Meeting Minutes**
- 7. Communications**
- 8. March Monthly Financial Report for Land Information Office –Andy Erdman**
- 9. March Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 10. April Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion on Jefferson County Comprehensive Plan Update**
- 12. Discussion on Solar Energy Facilities**
- 13. Discussion on Consolidation of Parcels**
- 14. Discussion and Possible Action on Petition R3947A-17 for Zach Holcomb, Town of Watertown, approved by County Board July 11, 2017, for the extension of the one year approval condition.**
- 15. Discussion and Possible Action on Petition R4144A-19 for Richard Potthast, Town of Jefferson, presented in Public Hearing on March 14, 2019, and postponed for Town Response by the Planning and Zoning Committee on March 18, 2019.**
- 16. Discussion and Possible Action on Petition R4145A-19 for Richard Potthast, Town of Jefferson, presented in Public Hearing on March 14, 2019, and postponed for Town Response by the Planning and Zoning Committee on March 18, 2019.**
- 17. Discussion and Possible Action on the request by Robert M Hachtel, Town of Hebron, to build a new home approximately 195 feet from the existing foundation at N3016 Mehring Road, PIN 010-0615-2542-000.**
- 18. Discussion and Possible Action on clarification of the decision on March 18, 2019 for ADL Properties LLC, Town of Hebron, Petition R4111A-18, PIN 010-0615-2414-000.**
- 19. Discussion and Possible Action on Petitions presented in Public Hearing on April 18, 2019:**

CU1981-19 – Kathleen & Michael Kruk: Conditional use for a kennel to allow up to eight dogs in an A-1, Agricultural zone at **W5521 West Pleasant Hill Rd.** The site is in the Town of Jefferson, on PIN 014-0614-2342-000 (45.3 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4149A-19 – Gregg Stephan: Rezone a 2-acre farm consolidation lot around the home and buildings at **N3056 Will Road**, Town of Hebron, part of PIN 010-0615-3032-000 (27.52 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4150A-19 – Jeffery & Brenda Thayer: Create a 1-acre building site from part of PIN 010-0515-1211-000 (40 Ac) near **W2496 Koch Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4152A-19 – Michael Bright: Create a 2.25-acre lot on PIN 014-0615-0211-001 (28.219 Ac) on **Duck Creek Rd**, Town of Jefferson. This would be a consolidation of parcels of record from the same PIN, the area south of the DNR bike trail. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4148A-19 – Kory Keller/James & Kory Keller, Gregory & Dawn Keller Property: Create a 1-acre building site from part of PIN 006-0716-3044-000 (49.844 Ac) on **Hillside Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4153A-19 – Carole Hoffmeister: Create a 5-acre Natural Resource zone on **Allen Rd** in the Town of Concord from part of PIN 006-0716-1111-001 (17.727 Ac). This is in accordance with Sec. 11.08(f)12 of the Jefferson County Zoning Ordinance.

CU1980-19 – Casserly Properties, LLC: Conditional use to allow a pet grooming business including occasional daytime events and a retail area for pet supplies. The site is part of PIN 012-0816-2231-002 (0.72 Ac) in a Community zone at **N8280 American St**, Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4151A-19 – Jon & Penny Bound: Rezone 4.7 acres around the home and buildings at **N3497 Kiesling Rd**, Town of Jefferson, from part of PIN 014-0614-2132-000 (29.05 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

May 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

May 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 20, 8:30 a.m. – Decision Meeting in Courthouse Room 203

June 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

June 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

22. 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.