

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30A.M. ON MONDAY, May 20, 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 April 29th and May 10th Meeting Minutes**
- 7. Communications**
- 8. April Monthly Financial Report for Land Information Office –Andy Erdman**
- 9. April Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 10. May Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion and Possible Action on procurement of 2020 aerial imagery by joining the Wisconsin Regional Orthoimagery Consortium or using request for proposal (RFP) process.**
- 12. Discussion on Jefferson County Comprehensive Plan Update**
- 13. Discussion on Solar Energy Facilities**
- 14. Discussion and Possible Action to amend CU1724-13 for Pond Hill Dairy Farm to add a heifer barn at N1014 Poeppel Road and to cease the use of the satellite farm at W6770 Pond Road. This is an ATCP 51 regulated facility.**
- 15. Discussion and Possible Action to amend CU1943-18 for Daybreak Foods Inc. to remove a pullet manure storage facility at N5505 Crossman Road. This is an ATCP 51 regulated facility.**
- 16. Discussion and Possible Determination of Completeness for Wiedenfeld Dairy Farms, Inc. for the increase to 529 animal units as determined by the Land and Water Conservation Department Memorandum dated May 13, 2019. This is an ATCP 51 regulated facility.**
- 17. Discussion and Possible Action on Petition R4128A-19 for the Karl H. Zinzer Estate, Town of Watertown, presented in Public Hearing on January 17, 2019, and postponed for redesign by the Planning and Zoning Committee on March 25, 2019.**
- 18. Discussion and Possible Action on Petitions presented in Public Hearing on May 16, 2019:**

R4139A-19 – Daniel Buss: Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1976-19 – Daniel Buss: Conditional use to allow storage of contractor’s equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd.** The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4145A-19 – Toni Whitley: Create a 0.382-acre A-2 zone from an existing A-3 zone at **N2385 County Road N.** The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1982-19 – Toni Whitley: Conditional use to allow for an antiques store in a proposed A-2 zone at **N2385 County Road N.** The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4155A-19 – Eggert Acres LLC: Create a 5.5-acre A-2 zone from an existing A-1 zone **near N8187 County Road Q.** The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1983-19 – Eggert Acres LLC: Conditional use to allow for an equipment repair shop in a proposed A-2 zone **near N8187 County Road Q.** The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4156A-19 Eggert Acres LLC: Create a 1.0-acre A-3 zone around the home and buildings at **N8187 County Road Q.** The site is on PIN 020-0814-2134-000 in the Town of Milford. 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.

R4157A-19 – Jeffrey and Susan Schaefer: Create a 1.0-acre A-3 building site from an existing A-1 zone on **Horseshoe Rd.** The site is on PIN 032-0814-0132-001 (41.177 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4158A-19 – Mark Meyer: Convert a 0.47-acre A-3 portion of land to A-1 that is adjacent to an existing A-1 zone **near N278 Pottawatomie Trail.** This is on PIN 016-0513-3442-002 (0.47 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4159A-19 – Chris Shult: Create a 2.48-acre N zone from an existing A-1 zone at **N4882 County Road P.** This is on PIN 026-0616-0612-000 (17.385 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU1984-19 – D&N Probst: Conditional use for a residence in a Business zone at **N4976 Business 26.** This is on PIN 002-0714-3543-001 (28.207 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU1985-19 – Sara Manzke and Joshua Pernat: Conditional use to allow for emotional support farm animals in a Community zoned area at **N8263 County Road E.** This is on PIN 012-0816-1931-009 (0.91 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU1986-19 – Wisconsin Furniture LLC: Conditional use of a planned multi-unit development which includes a 3-family home and 2 duplexes in a Community zoned area at **W1232/W1236 Marietta Ave.** This is on PIN(s) 012-0816-2232-013 & 012-0816-2232-014 in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

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.

CU1987-19 – Keith Clark: Conditional use to allow for an extensive on-site storage structure in an R-1 zone at **W8338 Cedar Ln.** This is on PIN 018-0713-1521-033 in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

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

July 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

July 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

21. 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.