

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, JUNE 24, 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 May 16th, May 20th, and June 14th Meeting Minutes
7. Communications
8. May Monthly Financial Report for Land Information Office –Andy Erdman
9. May Monthly Financial Report for Register of Deeds – Staci Hoffman
10. June Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Jefferson County Comprehensive Plan Update
12. Discussion on Solar Energy Facilities
13. Discussion and Possible Action on Salvage Yard Licensing
14. Discussion and Possible Action on Petition R4157A-19 for Jeffrey and Susan Schaefer, Town of Watertown, presented in Public Hearing May 16, 2019, and postponed for redesign by the Planning and Zoning Committee on May 20, 2019.
15. Discussion and Possible Action on Petition R4154-19 for Toni and Daniel Whitley, Town of Koshkonong, presented in Public Hearing on May 16, 2019, and postponed for redesign by the Planning and Zoning Committee on May 20, 2019.
16. Discussion and Possible Action on Petition CU1982-19 for Toni and Daniel Whitley, Town of Koshkonong, presented in Public Hearing on May 16, 2019, and subsequently postponed by the Planning and Zoning Committee on May 20, 2019.
17. Discussion and Possible Action for the request of a holding tank waiver for Ronald G. Klement Jr, Town of Koshkonong, at N1547 Business 26, PIN 016-0514-1713-001.
18. Discussion and Possible Action on Petitions presented in Public Hearing on May 16, 2019:

R4160A-19 – Randy Braunschweig/Jennifer Miles: Create a 0.6-acre A-2 zone from an existing R-2 zone at N643 Wishing Well Ln. The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1988-19 – Randy Braunschweig/Jennifer Miles: Conditional use to allow for a lawn care and snow removal business in a proposed A-2 zone at N643 Wishing Well Ln. The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4161A-19 – Anfang Properties LLC (Tom Anfang): Create a 4.9-acre A-2 zone for agricultural use at N4932 County Road P. The site is on PIN 006-0716-3143-002 (9.00 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4162A-19 – Michael Brunk: Create an approximately 5.5-acre A-3 zone from an existing A-1 zone off of County Road N. The site is on PIN(s) 002-0714-1143-001 (15.00 Ac) and 002-0714-1142-002 (33.89 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4149A-19 – Gregg Stephan: Create a 2.00-acre A-3 farm consolidation lot around the home and buildings at N3056 Will Road. The site is on PIN 010-0615-3032-000 (27.52 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4163A-19 – John Genz: Create a 3.00-acre A-3 farm consolidation lot around the home and buildings at N7524 County Road P. This site is on PIN 012-0816-3123-000 (25.26 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4164A-19 – Ned Palm: Create a 1.58-acre A-3 farm consolidation lot around the home and buildings at W3954 US Highway 18. This site is on PIN(s) 014-0615-0421-001 (0.61 Ac) and 014-0615-0421-003 (16.20 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4165A-19 – Thomas and Kathleen Kasten: Create a 4.00-acre A-3 zone from an existing A-1 zone near N6867 County Road Q. This site is on PIN(s) 020-0714-0922-001 (5.00 Ac) and 020-0714-0811-002 (14.65 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1990-19 – James Buth: Conditional use to allow for 1,500 sq. ft. extensive on-site storage structure in an R-2 zone at W5780 S Ra-Le Dr. This site is on PIN 016-0514-1514-024 (0.459 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1992-19 – Jacob Dondlinger: Conditional use for a home occupation to allow for the storage of business vehicles in an A-3 zone at N8579 County Road X. This site is on PIN 032-0815-1644-000 (2.20 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1991-19 – J&K Strauss Trust: Conditional use of mineral extraction in an A-1 zone near N7781 Rock Lake Rd. This site is on PIN(s) 030-0813-2742-001 (12.988 Ac) & 030-0813-2743-000 (21.00 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

CU1989-19 – Jay and Sharon Wiedenfeld: Conditional use for an ATCP 51 regulated livestock facility for a 529 animal unit dairy operation at W6864 County Road B. This site is on PIN(s) 002-0714-1723-000 (23.542 Ac) and 002-0714-1722-000 (38.09 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

- 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
- August 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
- August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
- August 26, 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.jeffersoncountyiwi.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.