

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, JULY 22, 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 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 June 20, June 24, July 12 and July 18 Meeting Minutes
7. Communications
8. June Monthly Financial Report for Land Information Office-Tracy Saxby
9. June Monthly Financial Report for Register of Deeds – Staci Hoffman
10. July 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 Petitions Presented in Public Hearing on July 18, 2019:

R4166A-19 – Anfang Properties LLC: Rezone to create two, 2-acre building sites near **N5185 County Road P** from part of PIN 006-0716-3121-000 (34.8 Acres) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property: Create a 5-acre farm consolidation lot around the home and buildings at **W7091 County Road J** from part of PIN 014-0614-1912-000 (39.78 Acres) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4168A-19 – Michael Larson/Milo Larson Trust Property: Create a 1-acre farm consolidation lot around the home and buildings at **W8731 Advent Rd** in the Town of Oakland from part of PIN 022-0613-3331-009 (9.36 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4158A-19 – Mark A Meyer: Rezone PIN 016-0513-3442-002 (0.47 Acre) to A-1 to add it to adjoining A-1 zoned property. The site is in the Town of Koshkonong, near **N278 Pottawatom Trail**. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4169A-19 – Mark Marsh: Create a 1-acre A-2 zone from part of PIN 022-0613-1324-000 (13.618 Acres) at **N3888 Scheppert Rd**, in the Town of Oakland. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1993-19 – Mark Marsh: Conditional use to allow an aquaponics business in the proposed A-2 zone at **N3888 Scheppert Rd** in the Town of Oakland. The site is part of PIN 022-0613-1324-000 (13.618 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1994-19 – Paul Ulik: Conditional home occupation to allow for a carpet cleaning business and storage of equipment in an A-3, Agricultural/Rural Residential zone at **W2328 Majesta Ct**, in the Town of Ixonia. The site is on PIN 012-0816-1821-003 (1.69 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1995-19 – Koenig Structures Unlimited LLC: Conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. The site is on PIN(s) 014-0614-2312-008 (2 Acres) and 014-0614-2312-009 (1 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1996-19 – Gregory & Sara Heideman: Conditional use to allow for boarding and daycare of cats and up to 12 dogs, and potential future grooming at **W9130 London Rd**. The site is in the Town of Lake Mills on PIN 018-0713-3221-001 (32.732 Acres) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU1998-19 – C Blair & Tracie Kransberger: Conditional use for a 4,000 square foot extensive on-site storage structure near **W9466 Lake Dr**, Town of Sumner. The site is zoned R-1 on PIN 028-0513-1943-054 (1.668 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU1997-19 – Steven & Debra Magritz: Conditional use for an intensive ag dairy operation allowing up to 400 animal units on PIN(s) 022-0613-1344-000 (37.2 Acres), 022-0613-1341-000 (37.78 Acres), 022-0613-1342-000 (30 Acres), 022-0613-1343-000 (40 Acres) and 022-0613-2411-000 (33.702 Acres). The site is at **N3781 County Road G** in the Town of Oakland, in an A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties: Conditional use for mineral extraction on PIN(s) 030-0813-2731-000 (54.136 Acre) and 030-0813-2734-000 (20 Acres) owned by the Glenn and Jody Wolff Trust, and PIN 030-0813-2734-001 (20 Acres) owned by the J & K Strauss Trust. The sites are in the Town of Waterloo, near **N7933 State Road 89** and the property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance, Jefferson County Reclamation Ordinance, and Wis. Stats. Chapter NR 135.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

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
September 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

17. 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.jeffersoncountymi.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.