

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
8:30 A.M. ON NOVEMBER 25, 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 October 28, November 15 and November 21 Meeting Minutes
7. Communications
8. October Monthly Financial Report for Land Information Office
9. October Monthly Financial Report for Register of Deeds – Staci Hoffman
10. November Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Jefferson County Comprehensive Plan Update
12. Discussion on Solar Energy Facilities
13. Discussion on We Energies Request to the PSC to Build a Liquefied Natural Gas Peaking Facility in the Town of Ixonia
14. Discussion and Possible Action on Zoning Amendment R4179A-19 and Conditional Use CU2002-19 for Franz and Vickie Weigand at W7755 State Rd 106, Town of Sumner
15. Discussion and Possible Action on Salvage Yard Licensing for Mark Nuchell, W1459 US Highway 18, Town of Sullivan
16. Discussion and Possible Action on Revising Conditions for the Following A-2 Rezoning Approvals:
R4139A-19 – Daniel Buss, N4531 Rome Rd, Town of Jefferson, Approved by County Board 6/11/2019
R4154A-19 – Toni Whitley, N2385 County Road N, Town of Koshkonong, Approved by County Board 7/9/2019
R4160A-19 – Randy Braunschweig, N643 Wishing Well Lane, Town of Koshkonong, Approved By County Board 7/9/2019
17. Discussion and Possible Action on a Resolution to Authorize a Contract with Ayres and Associates, Inc. for 2020 Orthoimagery of Jefferson County and Forwarding it to County Board in December
18. Discussion and Possible Action on a Resolution to Amend a Contract with Ayres and Associates, Inc. for LiDAR Digital Terrain Mapping and Forwarding it to County Board in December
19. Discussion and Possible Action on Petitions Presented in Public Hearing on November 21, 2019:

R4189A-19 – Dan & Cheryl Splinter/LWK Property: Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at N7898 County Road F in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4190A-19 –Karen Gefvert/Carrie Smith Property: Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4191A-19 – Curtis & Cheryl Abel: Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4192A-19 – Hausz Farms LLC: Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4193A-19 – Hausz Farms LLC: Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4194A-19 – Hausz Farms LLC: Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4195A-19 – Jeffrey & Susan Schaefer: Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4196A-19 – Jeffrey & Susan Schaefer: Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4197A-19 – Peter Wollin: Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2010-19 – Timothy Weber: Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

December 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

January 10, 2020, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 27, 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.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.