

**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**  
**10:00 A.M. ON TUESDAY, JANUARY 28, 2020**

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 December 19 & December 30, 2019, and January 10 & January 16, 2020 Meeting Minutes
7. Communications
8. December Monthly Financial Report for Register of Deeds – Staci Hoffman
9. December Monthly Financial Report for Land Information Office
10. January 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 a Request for Holding Tank Waiver at W8593 Michel Lane on PIN 030-0813-1641-002 for Lucille and Kurt Skalitzky
14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 16, 2020:

**R4203A-20 – Christopher Johnson:** Rezone all of PIN 016-0513-2541-002 (1.02 Acre) and 2.95 ac of PIN 016-0513-2541-000 (12.475 Acres) in order to combine that total 3.97 acres with adjoining A-1 zoned property on **Old 26 Rd and Koshkonong Lake Rd.** The site is in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4204A-20 – Mike Majewski/Marcus & Sara Tinch Property:** Rezone approximately 19 acres of PIN 004-0515-1834-003 (43.969 Ac) owned by the Tinchers to allow its combination with adjoining A-2 zoned land owned by SCGC LLC. The site is in the Town of Cold Spring, near **County Road N and Yandry Road.** This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2016-20 – Mike Majewski:** Conditional use for expansion of an existing golf course allowing relocation of a driving range and expansion of the existing parking area in a proposed A-2 zone near **W4787 Yandry Road.** The site is in the Town of Cold Spring, on PIN 004-0515-1834-003 (43.969 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4205A-20 – Mike Majewski:** Rezone approximately 30 acres of PINs 004-0515-1843-000 (34.76 Acres) and 004-0515-1844-000 (37 Acres) for its inclusion with adjoining A-1 zoned land near **County Road N**. This is in the Town of Cold Spring, and is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4206A-20 - Brian & Jane Busler/Bernard & Christine Motl Property:** Rezone 1 acre of PIN 002-0714-2043-000 (35.89 Acres) for a new residential building site along **County Road Q** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4207A-20 – Marjorie Lemke Trust:** Create a 3.3-acre lot around the home and buildings at **W7032 County Line Road** in the Town of Koshkonong from PIN 016-0514-3143-000 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4208A-20 – Raymond Janusz/Shirley A Smart Trust Property:** Rezone to create a 1.7-acre A-3 zone from part of PINs 026-0616-3524-000 (31.509 Acres) owned by Janusz and 026-0616-3531-000 (53.88 Acres) owned by Smart Trust. This is at **W788 County CI** in the Town of Sullivan, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4209A-20 – Kevin Kahn:** Create a 2.6-acre lot around the home and buildings at **W1757 County Road CI** in the Town of Sullivan, from part of PIN 026-0616-3241-000 (38.5 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2017-20 – Nick Brock/Steven & Theresa Schluter Property:** Conditional use to allow a construction contractor/masonry business in a Community zone along **County Road N** in the Town of Cold Spring. This is on PIN 004-0515-1921-004 (16.343 Ac), and is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**15. Possible Future Agenda Items**

**16. Discussion and Possible Decision on Change in Upcoming Meeting Dates to Accommodate Holidays on Friday, April 10 and Monday, May 25**

**17. Upcoming Meeting Dates**

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

**Thursday, February 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**Monday, February 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

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

**Thursday, March 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**Monday, March 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**18. 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.jeffersoncountyi.gov](http://www.jeffersoncountyi.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.*