

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 MONDAY, FEBRUARY 24, 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 January 28, February 14 and February 20 Meeting Minutes**
7. **Communications**
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **January Monthly Financial Report for Land Information Office**
10. **February Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on Jefferson County Comprehensive Plan Update**
13. **Discussion and Possible Action on Amending the Agricultural Preservation and Land Use Plan and Comprehensive Plan to at the Request of the Town of Oakland to Include PINs 022-0613-0544-000, 022-0613-0433-000 and 022-0613-0434-000 within their Fifteen-Year Growth Area**
14. **Discussion and Possible Action on a Public Participation Plan to Amend the Agricultural Preservation and Land Use Plan and Comprehensive Plan at the Request of the Town of Oakland, and to Forward to County Board**
15. **Discussion and Possible Action on a Request by Bridget Reese and Madison Audubon Society for an Even Exchange of 0.156 Acre Between the A-3 Zone at N8200 County Road G, PIN 030-0813-2434-002, and the Adjoining A-1 Zone on PIN 030-0813-2443-001**
16. **Discussion and Possible Action on Petition R4199A-19 for Dennis Stair, Town of Concord, Presented in Public Hearing on December 19, 2019 and Subsequently Postponed**
17. **Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2020:**

R4210A-20 – Dan Grunewald: Rezone 2.25 ac of PIN 014-0615-0212-007 (9.362 Ac) to A-1 to add it to an adjoining A-1 zone. The site is on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

R4211A-20 – Dan Grunewald: Rezone 0.06 ac of PIN 014-0615-0212-007 (9.362 Ac) to add it to an adjoining A-2 zone. The site is near **W3092/W3094 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

R4212A-20 – Dan Grunewald: Create a 2-ac new residential building site from part of PIN 014-0615-0212-007 (9.362 Ac) on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

R4213A-20 – Jennifer Widowski/Widowski & Walker Property: Create a new 3-ac residential building site from part of PIN 004-0515-2633-000 (26.351 Ac) near **W3224 State Rd 59**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

R4214A-20 –Thomas Warzyn/Current Investments LLC Property: Create a 4.68-ac lot around the home & buildings at **N4926 North Helenville Rd**, Town of Farmington on PIN 008-0715-3533-000 (35.667 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

R3319A-08 - Seth & Jessica Green and Jean Kincaid Property: Create a 1-ac building site on **County Line Rd**, Town of Koshkonong, from PIN 016-0513-3643-000 (40 Ac). Petition R3319A-08 was recommended for approval by the Planning and Zoning Committee on March 31, 2008 and approved by County Board on April 15, 2008 with the condition that the applicant at that time

move the lot to the west property line for better clustering. The current petitioner is asking the Committee to reconsider that modification. This is in accordance with Sec. 11.04(f)8 of the Jefferson Co Zoning Ord.

R4215A-20 – Eric Evenson: Create a 2.89-ac lot around the home & buildings at **N1593 Draves Rd**, Town of Sumner, on PIN 028-0513-1714-000 (38.9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

R4216A-20 – Scott Beerbohm: Create a 1.013-ac residential building site from PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown along **County Rd Y**. This is in accordance with Sec. 11.08(f)8 of the Jefferson Co Zoning Ord.

R4217A-20 – Scott Beerbohm: Create a 2.33-ac lot around the home & buildings at **N8276 County Rd Y** on PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown. This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

R4218A-20 – Dane Hartwig: Create a 2.16-ac lot around the home at **N5599 Switzke Rd**, Town of Farmington, from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

R4219A-20 – Dane Hartwig: Create a 1-ac new residential building site **near N5599 Switzke Rd**, Town of Farmington from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

R4220A-20 – Dane Hartwig: Rezone 0.08 ac of PIN 008-0715-1622-002 (1.671 Ac) from A-2 to A-3 to add it to the adjoining A-3 zone at **N6468 Switzke Rd**, Town of Farmington, and rezone 0.08 ac of that same PIN from A-3 to A-2 to add it to the adjoining A-2 zone. This is in accordance with Sec. 11.04(f)7 and 11.04(f)8 of the Jefferson Co Zoning Ord.

CU2018-20 – Dane Hartwig: Allow expansion of previously approved storage of contractor’s equipment in the proposed A-2 zone at **N6468 Switzke Rd**, Town of Farmington on PIN 008-0715-1622-002 (1.671 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

CU2019-20 – Aimee Bloch: Allow keeping of dogs as household pets in excess of two per premises in a Residential R-1 zone at **N3927 Prairie Ridge Ln**. The site is in the Town of Sullivan on PIN 026-0616-1723-011 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ord.

CU2020-20 – Max Soucy/Strnad Trust Property: Allow a conditional home occupation for personal training at **N9602 Doepke Rd**, on PIN 030-0813-0321-000 (40.233 Ac) in the Town of Waterloo. The property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

CU2021-20 – Deer Track Park Landfill/Donald Reinders Property: Allow for mineral extraction and processing on PIN 008-0715-0711-009 (4.965 Ac) in the Town of Farmington. The site is near **N6813 Waldmann Ln** in an A-2, Agricultural and Rural Business zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

April ??, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

April 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. 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.