

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: April 27, 2020

TIME: Beginning at 8:30 a.m.

PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

[Join Zoom Meeting](https://zoom.us/j/98219683097)
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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 February 20, February 24, March 13 and April 23 Meeting Minutes**
7. **Communications**
March 3, 2020 Correspondence from Jefferson County Land and Water Conservation Department to Chwala-T Acres, Town of Aztalan
8. **Discussion and Possible Action on an ATCP51 Amendment for Daybreak Foods Inc.,** Town of Lake Mills, to allow removal of an existing pullet building south of County Road A and west of Crossman Road, thus changing their odor score. A second change from the original permit is to list Keith Kulow as the contact person. The site is on PIN 018-0713-2731-000 at N5505 Crossman Road.
9. **February and March Monthly Financial Reports for Register of Deeds – Staci Hoffman**
10. **February and March Monthly Financial Reports for Land Information Office**
11. **March and April Monthly Financial Reports for Zoning – Matt Zangl**

12. Discussion on Solar Energy Facilities
13. Discussion on Jefferson County Comprehensive Plan Update
14. Update on Parcel Fabric GIS Data Migration Project
15. Discussion and Possible Action on Petition R4214A-20 for Current Investments LLC/Thomas Warzyn, Presented in Public Hearing on February 20 and Subsequently Postponed
16. Discussion and Possible Action on Petitions Presented in Public Hearing on April 23, 2020:

R4221A-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Create a 1.763-ac Agricultural and Rural Business zone near **W5439 County Rd B** in the Town of Aztalan from part of PIN 002-0714-1443-000 (18.59 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2022-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Conditional use to allow storage and maintenance of a trucking company contractor’s equipment at **W5439 County Rd B**, Town of Aztalan. The site is on PIN 002-0714-1443-000 (18.59 Ac) in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4228A-20 – Ron & Denise Lovell: Create a new 2-ac building site in the Town of Palmyra on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4229A-20 – Ron & Denise Lovell: Create a 13.2-ac Natural Resource zone to be added to a proposed A-3 zone on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac), Town of Palmyra. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4230A-20 – Ron & Denise Lovell: Create a new 2-ac building site **immediately north of N832 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4231A-20 – Ron & Denise Lovell: Create a 2-ac lot around the existing home at **N830 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4222A-20 – Sam Meyers, Petitioner/Samuel & Kenlon Meyers & Jeffrey & Wendy Begovatz Properties: Rezone 0.5 ac of PIN 010-0615-3334-002 (10.277 Ac), currently zoned A-1, and all of PIN 010-0615-3334-003 (0.673 Ac), currently zoned R-2, to create a 1.173-ac lot around the home at **N2551 Strunk Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4223A-20 – Christopher Mueller: Rezone to create a 2.15-ac building site from part of PIN 008-0715-0232-000 (37.998 Ac) on **Saucer Dr** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4224A-20 – Christopher Mueller: Rezone to create a 2.05-ac building site on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4225A-20 – Christopher Mueller: Create a 4.55-ac lot around the home and buildings at **N7036 Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4226A-20 –Helen D Witte Trust: Create a 3.1-ac lot around the home and buildings at **W3060 Gopher Hill Rd**, Town of Watertown from PIN 032-0815-0243-000 (39.730 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4232A-20 – Mary Ane Jensen: Create a 1-ac building site **south of N4253 Duck Creek Rd**, Town of Jefferson, from part of PIN 014-0615-1223-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4233A-20 – Douglas Behm/Jerome Behm LE Property: Create a new 2.2-ac building site around the ag buildings at **N7506 Airport Rd**, Town of Waterloo, on PIN 030-0813-3224-000 (46.29 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4234A-20 – Faye Veith/Jerome Behm LE Property: Create a 2.7-ac lot around the home and buildings at **N7636 Airport Rd**, Town of Waterloo, from part of PIN 030-0813-3222-001(15.5 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4235A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **south of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4236A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4237A-20 - Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4238A-20 – Peggy Schwartz: Create a 1-ac building site from part of PIN 014-0615-1424-000 (19.49 Ac) **south of N3971 County Rd D**, Town of Jefferson. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4239A-20 – Peggy Schwartz: Create a 2-ac Natural Resource zone to be added to the proposed A-3 zone south of **N3971 County Rd D**, Town of Jefferson, on PIN 014-0615-1424-000 (19.49 Ac). This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2023-20 – Jim Jermain: Allow an extensive on-site storage structure of 1,080 sq ft, 19’6” in height in a Residential R-1 zone at **N4272 Sleepy Hollow Rd**. The site is in the Town of Oakland on PIN 022-0613-0742-050 (6.99 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2024-20 – Thomas Lloyd: Allow an extensive on-site storage structure of 576 sq ft, in a Residential R-2 zone at **N475 Viele Rd**. The site is in the Town of Palmyra, on PIN 024-0516-3621-001 (10.84 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2026-20 – Gregory & Roberta Rue: Conditional use to allow an extensive on-site storage structure of 2,160 square feet, 35 feet in height in a Residential R-2 zone. The site is at **W5337 W Rapids Rd**, Town of Jefferson, on PIN 014-0614-2311-001 (2.302 Ac). This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2027-20 – Curtis & Susan Duchow: Conditional use to allow keeping of dogs as household pets on a non-commercial basis in excess of two at **W1981 Summer Hill Dr**, Town of Sullivan. The site is on PIN 026-0616-1722-001 (0.865 Ac) in a Residential R-1 zone. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2028-20 – Rock Road Companies Inc/Charles & Cathy Naber Property: Conditional use to allow an extension until December 31, 2020 for non-metallic mineral extraction originally approved by CU1627-10 on PIN 016-0514-3121-

000 (45 Ac). The site is at **W7201 Vickerman Rd**, Town of Koshkonong and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

CU2029-20 – Marion J Homann: Conditional use to allow a ten-year extension for non-metallic mineral extraction originally approved by CU1623-10 on PIN 030-0813-3643-000 (37.6 Ac). The site is on State Rd 89, Town of Waterloo, in an A-1 Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

CU2030-20 – Asphalt Contractors, Inc: Conditional use to allow for a new non-metallic mineral extraction operation in the Town of Oakland on PINs 022-0613-0313-000 (40 Ac) & 022-0613-0341-000(40.04 Ac) owned by Gregory, Paul & Donna Crossman; 022-0613-0314-000 (40 Ac) & 022-0613-0311-000 (36.08 Ac) owned by Mary & Robert Hollenberger; and 022-0613-0321-001 (33.09 Ac), 022-0613-0342-000 (30.5 Ac), 022-0613-0331-001 (2.5 Ac) & 022-00613-0324-000 (37 Ac) owned by Willard & Louida Draeger Trust. The sites are all near **Hope Lake Rd** and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

May 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

May 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

*******, 8:30 a.m. – Decision Meeting in Courthouse Room 203 (to replace Memorial Day, May 25)**

June 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

19. 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.