

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: May 26, 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/94557114723>
Meeting ID: 945 5711 4723#

Dial by your location
+1 301 715 8592 US

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Election of Officers
5. Approval of the Agenda
6. 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)
7. Approval of April 23, April 27 and May 15 Meeting Minutes
8. Communications
9. April Monthly Financial Report for Register of Deeds – Staci Hoffman
10. April Monthly Financial Report for Land Information Office-Matt Zangl
11. May Monthly Financial Report for Zoning – Matt Zangl
12. Discussion on Solar Energy Facilities
13. Discussion on Jefferson County Comprehensive Plan Update
14. Discussion and Possible Action on Request by Great Lakes Communities –Wisconsin LLC and B&B Trust to Allow a Lot Line Adjustment on Sunnyside Drive in the Town of Concord Involving an R-2 Zone (006-0716-2742-000) and an A-1 Zone (006-0716-2731-000)
15. Discussion and Possible Action on Petitions Presented in Public Hearing on April 23, 2020 and Subsequently Postponed:

R4223A-20 – Christopher Mueller: Rezone to create a 1.96-ac building site (proposed Lot 1) 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.

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.

R4232A-20 – Mary Ane Jensen: Create a 1-ac building site **south of N4352 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.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on May 21, 2020:

R4240A-20 – Paul Marty: Rezone to create a 3.551-ac A-2 zone from part of PINs 030-0813-1523-000 (26.3 Ac) and 030-0813-1641-001 (17.05 Ac). The site is at **W8501 Blue Joint Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2031-20 – Paul Marty: Conditional use to allow for a salvage yard in the proposed A-2 zone at **W8501 Blue Joint Rd**, Town of Waterloo, on PINs 030-0813-1523-000 (26.3 Ac) and 030-0813-1641-001 (17.05 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4241A-20 – Reinhold J Petig/Evergreen Dairy Farms Inc: Rezone to create a 1.36-ac A-3 zone at **W4531 Emerald Dr**, Town of Watertown, from part of PINs 032-0815-3141-000 (38.463 Ac) owned by Evergreen Dairy Farms Inc. and 032-0815-3141-001 (0.78 Ac) owned by Reinhold Petig. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4242A-20 – Jason Thorman/Evergreen Dairy Farms Inc: Rezone to create a 3-ac A-3 zone at **W4509 Emerald Dr**, Town of Watertown, from part of PINs 032-0815-3141-000 (38.463 Ac) owned by Evergreen Dairy Farms Inc. and 032-0815-3141-002 (0.757 Ac) owned by Jason Thorman and Tammie Smith-Thorman. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

JEFFERSON COUNTY COMPREHENSIVE PLAN AND AGRICULTURAL PRESERVATION & LAND USE PLAN AMENDMENT

R4243T-20 – Jefferson County: Request to change the Jefferson County Comprehensive Plan and Jefferson County Agricultural Preservation & Land Use Plan to include PINs 022-0613-0434-000 (8.690 Ac) and 022-0613-0433-000 (33.290 Ac) in the Plans 15-Year Growth Area. The site is **near the intersection of US Highway 18 and County Road A** in the Town of Oakland, and is owned by John and Ann Didion. It is currently zoned A-1, Exclusive Agricultural and in the Farmland Preservation Area.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

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

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

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

July 27, 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.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.