

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

REVISED 07-23-2020

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: *July 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/93131452214?pwd=Y2dZenpFMUNKc1IxUzVJU1pCOEIJdz09>

Meeting ID: 931 3145 2214

Passcode: 997572

Dial by your location

+1-301-715-8592

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 June 29, July 10 and July 16 Meeting Minutes
7. Communications
8. June Monthly Financial Report for Register of Deeds – Staci Hoffman
9. June Monthly Financial Report for Land Information Office – Matt Zangl
10. July Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Solar Energy Facilities
12. Discussion on Jefferson County Comprehensive Plan Update
 - a. July Regional Meetings
 - b. Upcoming Meetings
13. Discussion and Possible Action of Determination of Completeness for Alta Genetics USA Inc. for 546 animal units and to construct new buildings including a new manure storage facility and to abandon an existing manure storage facility as determined complete by the Land and Water Conservation Department. This is an ATCP 51 Regulated Facility.
14. Discussion and Possible Action on Salvage Yard Licensing
15. Discussion and Possible Action on 2021 Planning and Zoning Department Budget
16. Discussion and Possible Action on the 2021 Land Information Department Budget
17. Discussion on Classification of Prime vs. Non-prime Soil as it relates to A-3 Zone Determinations

18. Discussion and Possible Action on Petitions Presented in Public Hearing on July 16:

R4248A-20 – Sally Armstrong: Rezone to create an approximately 1.42-acre A-3 zone from part of PIN 006-0716-1841-002 (5.83 Ac) off of **Sunset Rd** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4249A-20 – Mark and Lisa Groose: Rezone to create a 1.03-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1332-000 (29.45 Ac) at **W486 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R42450A-20 – Mark and Lisa Groose: Rezone to create a 1.05-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1431-000 (42.42 Ac) at **W752 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4251A-20 – Benjamin Barnhart/Randall V Mitchell Trust: Rezone to create a 1-acre A-3 zone around the existing home from part of PINs 012-0816-3012-001 (0.40 Ac) and 012-0816-3012-000 (52.13 Ac) at **N8097 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4252A-20 – James and Susan Schroedl Trust: Rezone to create an approximately 2.5-acre A-3 zone around the existing home and buildings from part of PIN 014-0615-1821-000 (44.14 Ac) at **N4064 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4253A-20 – J&A Buckman Trust: Rezone to create a 6.7-acre A-3 zone around the existing home and buildings from part of PIN 016-0514-0721-000 at **W7170 North Shore Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4254A-20 – Kyle and Aubree Berger: Rezone to create an approximately 2-acre A-3 zone for a new residential building site from part of PIN 024-0516-1233-000 at **W414 Pine Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4255A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create a 2.39-acre A-3 zone around the existing home and buildings from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4256A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create an approximately 1.94-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4257A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create an approximately 1.88-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2034-20 – Daniel and Joann Russler: Conditional use to allow for a conditional home occupation for a civic association in a Community zone at **W3308 US Highway 18** in the Town of Jefferson. The site is on PIN 014-0615-0314-008 (0.42 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2035-20 – Jay Settersten: Conditional use to allow for an extensive on-site storage structure that is 1,440 sq. ft. and 25 ft. in height in an R-1 zone at **N4354 Beach Dr** in the Town of Oakland. The site is on PIN 022-0613-0813-020 (0.726 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2036-20 – Matthew and Angela Reich: Conditional use to allow for a home occupation for a bread making business in an A-1 zone at **N8094 Little Coffee Rd** in the Town of Watertown. The site is on PIN 032-0815-2712-000. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2037-20 – Wade and Jennifer Staude: Conditional use to allow for an extensive on-site storage structure that exceeds is 35 ft. in height in an R-2 zone at **W6276 Apple Ln** in the Town of Koshkonong. The site is on PIN 016-0514-1612-007. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

August 14, 8:00 a.m. – Site Inspections Beginning ???
August 20, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 31, 8:30 a.m. – Decision Meeting in Courthouse Room 205
September 11, 8:00 a.m. – Site Inspections Beginning ???
September 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 28, 8:30 a.m. – Decision Meeting in Courthouse Room 205

21. 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.