

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: August 31, 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:

You are invited to a Zoom meeting.
When: Aug 31, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEucOmgpzgsH9bsMnXlbTOyETKeM7icxO9z](https://zoom.us/join/zoom/register/tJEucOmgpzgsH9bsMnXlbTOyETKeM7icxO9z)

After registering, you will receive a confirmation email containing information about joining the meeting.

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 July 16, July 27, August 14 and August 20 Meeting Minutes**
7. **Communications**
8. **July Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **July Monthly Financial Report for Land Information Office- Matt Zangl**
10. **August 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 Allowing Landowners to Request to Have Their Names Removed from the Jefferson County Land Records Search Content and Public GIS Viewer Which Identify them as Owners of Record**
14. **Discussion and Possible Action on Request by Brian Pulkrabek for a 0.4 acre lot line adjustment to allow for septic replacement area on an A-3 zoned lot. The request involves PINs 002-0714-2633-000, an A-1 zone, owned by Robert E and Janice L Keuler Trust, and 002-0714-2633-002, the A-3 zone, owned by Desha and Brian Pulkrabek, with no net gain or loss in the area of each property. The site is in the Town of Aztalan, at N5355 County Road N.**
15. **Discussion and Possible Action on a Request by Matthew Sloane for a 0.11-acre lot line adjustment to allow for an existing inground pool to be included on an A-3 zoned lot at W9681 Raether Road. The request involves PINs 018-0713-0623-003, an A-1 zone and 018-0713-0623-000, an A-3 zone, both owned by Steven**

and Julie Saniter, with no net gain or loss in the area of each property. The site is in the Town of Lake Mills.

16. Discussion and Possible Action on a Request to Transfer 0.673 Acre of an A-3 Zoned Lot, PIN 016-0514-2112-000 Owned by the Gary Poeppel Trust to an Adjoining A-3 Zoned Lot at W6338 Star School Road, Owned by Dale and Lori Krasemann on PIN 016-0514-2124-002 in the Town of Koshkonong
17. Discussion and Possible Action on a Request by Jellystone Park for Revision to Conditional Use CU1755-13, originally approved for expanding the campground. The proposal includes removing a pond/water feature, providing a clubhouse with an indoor pool and increasing the number of lots from 135 to 160. The property is in the Town of Koshkonong, on PIN 016-0513-3621-001 at N357 Old 26 Rd.
18. Discussion and Possible Action on a Request by Todd Lueder to Review CU1858-15 to Allow a New Building for the Home Occupation at N1204 Poeppel Road in the Town of Koshkonong, PIN 016-0514-2121-003. The Home Occupation would move to the new building proposed and the existing building would be used for personal residential-type storage.
19. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20:

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennett: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Jefferson on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

September 11, 8:00 a.m. – Site Inspections Beginning at a Location TBD

September 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 28, 8:30 a.m. – Decision Meeting in Courthouse Room 205

October 9, 8:00 a.m. – Site Inspections Beginning at a Location TBD

October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

22. 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.