

**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:** September 28, 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:**

Register in advance for this meeting:

[https://zoom.us/meeting/register/JcvceChpi4iGdK\\_RYQNFIXX5kKv4bVwstGo](https://zoom.us/meeting/register/JcvceChpi4iGdK_RYQNFIXX5kKv4bVwstGo)

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 August 28, September 11 and September 17 Meeting Minutes
7. Communications
8. August Monthly Financial Report for Register of Deeds – Staci Hoffman
9. August Monthly Financial Report for Land Information Office – Matt Zangl
10. September 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 October 15 Public Hearing and October 22 Public Hearing
14. Discussion and Possible Action on October 22 Public Hearing Process
15. Discussion and Possible Action on extending CU2028 until December 31, 2021 for Rock Road Companies, Inc. for mineral extraction W7201 Vickerman Road (PIN 016-0514-3121-000) owned by Charles and Cathy Naber
16. Discussion and Possible Action on a lot line adjustment for an A-3 zoned property near N425 Tamarack Road, PIN 024-0516-3522-004. The proposed lot line adjustment would divide Lot 2 of CSM 3174.
17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20:

**R4265A-20 - Anfang Properties LLC:** Create a 3.5-acre Agricultural and Rural Business zone around the building at **W6646 State Road 18** in the Town of Jefferson. This is part of PIN 014-0614-0543-000 (48 Acre) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4266A-20 – John Steiner/Anita Burns Trust Property:** Create a 2.382-acre Agricultural and Rural Business zone off **Old 26 Road** in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2046-20 – John Steiner/Anita Burns Trust Property:** Conditional use to allow a trap shoot/rifle range/gun shop in a proposed A-2 zone off **Old 26 Road** in the Town of Koshkonong on part of PIN 016-0514-1941-000 (15.807 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4267A-20 – Carol Pendleton/Matthew Chambers Property:** Rezone 0.69 acre of PIN 008-0715-3534-001 (20.551 Acre) with buildings at **N4955 County Road D** to add it to an adjoining A-3 zoned lot in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4268A-20 – Teresa & Mark Walker:** Create a 1-acre building site near **N1985 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-0724-000 (36.08 Acre). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4269A-20 – Burr Oak Lawns, LLC:** Create a 2.05-acre building site on **County Road O** in the Town of Waterloo from part of PIN 030-0813-3113-000 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4270A-20 – Susan Ebbert/Jan Kramer Property:** Create a 2.1-acre farm consolidation lot around the home at **N8642 County Road A**, Town of Watertown, from part of PIN 032-0815-1832-000 (30.9 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4271A-20 – Susan Ebbert/Jan Kramer Property:** Create a 1.3-acre lot as a consolidation of parcels of record from PIN 032-0815-1832-000 (30.9 Acres) and moving it to PIN 032-0815-1833-000 (35.265 Acres). The site is along **Hilltop Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4272A-20 – Susan Ebbert/Jan Kramer Property:** Create a 1-acre wooded building site on **Hilltop Road** in the Town of Watertown from part of PIN 032-0815-1833-000 (35.265 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4273A-20 – Eggert Acres LLC:** Create a 3-acre building site on **West Road** from part of PIN 020-0814-2133-000 (40 Acres) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4274A-20 – Eggert Acres LLC:** Create a 7.2-acre Natural Resource zone near **West Road** in the Town of Milford from part of PIN 020-0814-2133-000 (40 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2047-20 – Steven & Jackie Prisk:** Conditional Use for a home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Acres) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2048-20 – Michael & Misty Draeger:** Conditional Use to allow keeping of dogs as household pets on a non-commercial basis in excess of two per premises at **N8380 Swansea Drive**, Town of Ixonia. The site is on PIN 012-0816-2112-002 (0.619 Acre) and is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**CU2049-20 – Nicholas & Jazmin Crouch:** Conditional use to allow for keeping/raising of farm animals in a Residential R-2 zone at **N2731 County Road Z**. The site is part of PIN 026-0616-3614-007 (3 Acres) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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 22, 7:00 p.m. – Public Hearing at Jefferson County Fair Park

October 26, 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](http://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.*