

**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:** October 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:**

Register in advance for this meeting:

<https://zoom.us/meeting/register/tJclfuqgpzwuH9Vgx0rJVCwdSHpZEEObqKPJ>

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 31, September 11, September 17, September 28, October 9 and October 15 Meeting Minutes**
7. **Communications**
8. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **September Monthly Financial Report for Land Information Office-Matt Zangl**
10. **October 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 Decision on a Determination of Completeness for Back Road Beef LLC in the Town of Koshkonong at N6915 Grogan Road on PIN 016-0514-3141-002. The Land and Water Conservation Department Determined the Application to be Complete in a Memo Dated 10/16/2020.**
14. **Discussion and Possible Action on Request by Aaron & Brooke Voight to create an even exchange of land (0.12 Acre) between their PIN 030-0813-2842-000 zoned A-3, Agricultural and Rural Residential and PIN 030-0813-2842-004 zoned A-1, Exclusive Agricultural, owned by Steven Soldner. The site is in the Town of Waterloo, on Toppe Road.**
15. **Discussion and Possible Action on Amendment R4266A-20 for John Steiner/Anita Burns Trust Property to 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.

16. **Discussion and Possible Action on Conditional Use CU2046-20 for John Steiner** to allow a gun shop/shooting range 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.
17. **Discussion and Possible Action on Conditional Use CU1995 for Koenig Structures Unlimited LLC** to allow for Multiple Dwelling Unit Structures in an R-2 zone at N3656 County Road K, PIN 014-0614-2312-008. The proposal was presented in public hearing on July 18, 2019 and postponed on July 22, 2019 by the Planning and Zoning Committee.
18. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 15, 2020**

**R4278A-20 – James Torlin:** Rezone to create an approx. 6.8-acre Agricultural and Rural Business zone to allow for the breeding and selling of goats at **N3115 Trieloff Rd** in the Town of Oakland from part of PIN 022-0613-2623-0000 (3.00 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4275A-20 – Gary Poeppel:** Rezone to create a 1.0-acre building site **near W6184 Star School Rd** in the Town of Koshkonong from part of PIN 016-0514-2112-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4276-20 – Roy Leschinsky:** Rezone to create a 4-acre Agricultural/Rural Residential zone around the existing home and buildings at **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4277-20 – Roy Leschinsky:** Rezone to create an 8.2-acre Natural Resource zone **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4279A-20 – Deborah Werner:** Rezone to create an approx. 0.92-acre Residential-Unsewered zone at **N2719 Banker Rd** in the Town of Koshkonong from part of PINs 016-0614-3323-014 (3.797 Ac) and 016-0614-3323-004 (0.755 Ac). This is in Accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

**CU2050-20 – Deborah Werner:** Conditional Use to allow for an extensive on-site storage structure on a proposed Residential-Unsewered zoned lot at **N2719 Banker Rd** in the Town of Kohskonong. The site is on PIN 016-0614-3323-004 (.755 Ac). This is in accordance with Sec. 11.07(f)2 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 Ac) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2051-20 – Jacob Schepp:** Conditional Use to allow for transportation services in a Community zone at Community zone at **W7075 Main St** in the Town of Milford on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2042-20 – Jacob Schepp:** Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St** in the Town of Milford on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2052-20 Paul Marty:** Conditional Use to allow for an update to existing CU1516-08 for sale of farm implements and related equipment to allow for the addition of a 60' x 160' storage structure in an existing Agricultural and Rural Business zone at **W8643 Blue Joint Rd** on PIN 030-0813-1613-000 (40.24 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**19. Possible Future Agenda Items**

**20. Upcoming Meeting Dates**

**November 11, 9:00 a.m.** – Decision Meeting for CU2053-20, WE Energies at Jefferson County Fair Park Activity Center

**November 13, 8:00 a.m.** – Site Inspections Beginning at a Site to be Determined

**November 19, 7:00 p.m.** – Public Hearing in Courthouse Room 205

**November 30, 8:30 a.m.** – Decision Meeting in Courthouse Room 205

**December 11, 8:00 a.m.** – Site Inspections Beginning at a Site to be Determined

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

**December 28, 8:30 a.m.** – Decision Meeting in Courthouse Room 203

**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](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.*