

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: December 28, 2020
TIME: 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 VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

You are invited to a Zoom meeting.
When: Dec 28, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:
[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

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 October 22, November 11, November 30, December 11 and December 17 Meeting Minutes**
7. **Communications**
 - a. **Zoning Department Memo Dated December 16, 2020 Regarding Appeal of CU2053-20, We Energies LNG Project**
8. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
10. **December 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 a Request by Achim Tauch to reconfigure an A-3 zoned lot on Froelich Road, Town of Sullivan on PIN 026-0616-1133-005, also using PIN 026-0616-1133-006 owned by Paul F Biewer**
14. **Discussion and Possible Action on a Request by Richard Goulder to change the A-3 and N zone boundaries of PINs 014-0614-2634-000 and 014-0614-2633-001 on Curtis Mill Road, Town of Jefferson. The original configuration was approved by the Planning and Zoning Committee on April 29, 2019.**

15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 17, 2020

R4283A-20 – Gregory Senft: Rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4284A-20 – Gregory Senft: Create an approximate 7-acre Natural Resource zone near **Rome Oak Hill Road** in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2057-20 – Gregory Senft: Conditional use to allow two horses in the proposed R-2 zone along **Rome Oak Hill Road** on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4285A-20 – Stephen Seyer & Elizabeth Laing: Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4286A-20 – Dr. John Beltz/McFarlane Trust Property: Create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-ac A-2 zone attached. The sites are in the Town of Aztalan on **County Road V**, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4287A-20 – Robert & Barbara Dugan: Rezone to create a new 3-acre building site along **County Road E** in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac). Rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4288A-20 – Dianne Owens & Paul Elliot: Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

CU2059-20 –New Vision LLC: Conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2060-20 – Dennis Jones: Conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2061-20 – Steve & Dawn Sleaver: Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2062-20 – Back Road Beef, LLC: Conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2063-20 – Kevin Christianson: Conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4282T-20 – Jefferson County: Amendment and update to Private Sewage System Ordinance Number 12, last adopted on May 8, 2001. Please contact the Planning and Zoning Department for a complete copy of the proposed revised copy of the ordinance.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

January 15, 2021, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205

February 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

February 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. 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.