

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: June 1, 2021
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:

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)

Meeting ID: 959 8698 5379
Passcode: Zoning

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 April 26, May 14 and May 20 Meeting Minutes
7. Communications
8. April Monthly Financial Report for Register of Deeds – Staci Hoffman
9. April Monthly Financial Report for Land Information Office-Matt Zangl
10. May 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 Redesign of R4043A-21 Approved on April 20, 2021 Due to the Location of the Proposed Septic System. The Proposed Lot is on Rockdale Road, PIN 028-0513-0643-000 owned by Kirk and Karen Dys.
14. Discussion and Possible Decision on a Request by Matthew and Molly Sloan to Allow a Septic System Revision to Cross Lot Lines for the Purposes of a Convenience Bathroom. The site is at W9681 Raether Road in the Town of Lake Mills, on PIN 018-0713-0623-002/
15. Discussion and Possible Action on Petitions Presented in Public Hearing on May 20:

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS

R4310A-21 – Crawfish River Solar/Anfang Properties LLC, Owner: Rezone 7.4 acres of PIN 014-0614-0543-001 (44.5 acres) near **W6646 US Highway 18** for a local utility in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4311A-21 – Stewart & Dianna Hassler: Create a 2.052-acre building site on **Kasten Lane** from part of PIN 032-0815-1844-001 (35.1 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4312A-21 – Andrew & Lisa Werner/Trapp Trust Property: Create a 3.14-acre lot around the existing home and buildings at **N7567 County Road X**, Town of Watertown on PIN 032-0815-3314-000 (38.48 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4313A-21 – Tim Windl & Helen Zahn: Create two, 2-acre building sites on **Willow Road** from part of PIN 032-0814-1421-002 (28.398 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4314A-21 – Douglas & Kathleen Miller: Create a 3.7-acre lot around the home and buildings at **N7667 County Road P** from part of PIN 032-0815-3611-000 (30 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4315A-21 – Douglas & Kathleen Miller: Create a 5.3-acre partially wooded lot adjoining a proposed A-3 lot at **N7667 County Road P**, Town of Watertown, from part of PIN 032-0815-3611-000 (30 acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4316A-21 – Vione Lightfield/Verdal Anderson Property: Create a new 2.1-acre building site near **N1941 County Road A** in the Town of Sumner from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4317A-21 – Vione Lightfield/Verdal Anderson Property: Create a 3-acre farm consolidation lot at **N1941 County Road A**, Town of Sumner, from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4318A-21 – Vione Lightfield/Verdal Anderson Property: Create a 20-acre Natural Resource zone from PIN 028-0513-0814-000 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4319A-21 – Vione Lightfield/Verdal Anderson Property: Create an 8-acre Natural Resource zone from PIN 028-0513-0922-001 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2073-21 – Affordable Storage of Fort Atkinson LLC: Allow a 36-unit reconfiguration and expansion of the storage facility at **N1171 Old 26 Road**, Town of Koshkonong, on PIN 016-0514-2022-006 (3.203 acres). The property is zoned A-2, Agricultural & Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2074-21 – Linda Schroeder: Allow an extensive on-site storage structure in a Residential R-2 zone on **Long Drive**, Town of Koshkonong on PIN 016-0513-2511-018 (0.979 acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2072-21 – Brattset LLC/Damon & Kirsten Brattset: Allow for mineral extraction on PIN 024-0516-0522-000 (25.193 acres,) Town of Palmyra, at **N2463 State Road 106** in an A-1, Exclusive Agricultural

15. **Possible Future Agenda Items**

16. **Upcoming Meeting Dates**

June 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
June 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203
July 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

17. 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.