

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
SITE INSPECTION MEETING**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:00 A.M. ON FRIDAY, MARCH 9, 2018**

**1. Call to Order**

Meeting called to order at 8:03 a.m. by David

**2. Roll Call (Establish a Quorum)**

Members present: David, Rinard, Jaeckel, Reese (Nass present @ 8:06 a.m.)

Staff: Matt Zangl, Laurie Miller

**3. Certification of Compliance with the Open Meetings Law – Reese Verified**

**4. Approval of the Agenda - OK**

**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)**

None

**6. Communications**

Communication with DATCP Regarding Wedding Events without the Use of a Pre-1970 Barn

Zangl explained that Katie from DATCP thought it would be appropriate under a conditional home occupation under the A-1 Exclusive Ag Zone. Jaeckel asked where the property was. Zangl stated it was on a dead end road off of County Road B. There was a discussion on the options. Committee would like further discussion, and requested it be put on a future agenda.

**7. Discussion and Possible Decision on Modification of Zoning Amendment R4028A-17 for Dennis Brandt, Approved by the Planning and Zoning Committee on January 8 and County Board on February 13, 2018**

Zangl explained the petition approval and the modification to a 3-acre lot. Nass made motion, seconded by Jaeckel, motion carried 5-0 on a voice vote.

Committee left for site inspections @ 8:11 a.m.

**8. Site Inspections at for Petitions to be Presented in Public Hearing on March 15, 2018:**

**R4047A-18 – Erik & Jennifer Stafford:** Rezone to create a 1.4-acre and a 1.7-acre building site on **County Road Y** in the Town of Jefferson from part of PIN 014-0615-1733-000 (25.271 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1940 -18 – Faith Community Church:** Modify the existing conditional use to allow expansion of the facility with a 7,585 square foot building addition, an addition to the existing entrance canopy and a new 1,200 square foot detached garage on PIN 016-0514-1521-001 (24.4 Acres). The property is at **W5949 Hackbarth Road**, Town of Koshkonong in a Residential R-2 zone. This is being done in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1941-18 – Solid Investments Inc:** Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone near **County Road H and Blue Spring Lake Drive**, Town of Palmyra. This is on PIN 024-0516-2723-000 (38.04 Acres). This is being done in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1942-18 – Solid Investments Inc:** Conditional use to allow farm-type animals in a Residential R-2 zone on PIN 024-0516-2723-000 (38.04 Acres). This is in the Town of Palmyra, near **County Road H and Blue Spring Lake Drive**. This is being done in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4046A-18 – Tamie Roberts:** Create a 1-acre building site from part of PIN 006-0716-1731-000 (16.757 Acres) near **W1928 County Road B**, Town of Concord. This is being done in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

**R4048A-18 –James McManama/Blessed Acres LLC Property:** Rezone a part of PIN 032-0814-0123-001 (50.12 Acres) to reconfigure an existing 6-acre A-3 zoned lot without affecting that lot's net acreage. The site is on **County Road T** in the Town of Watertown. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4049A-18 – James McManama/Blessed Acres LLC Property:** Rezone parts of PINs 032-0814-0123-001 (50.12 Acres) zoned A-1 and 032-0814-0123-002 (6 Acres) zoned A-3 to enlarge an existing N zone to 10 acres. The site is in the Town of Watertown on **County Road T**. This is being done in accordance with Sec. 11.04(f) 12 of the Jefferson County Zoning Ordinance.

**R4045A-18 – Kevin Gordon/Nancy Gordon Trust Property:** Rezone PIN 002-0714-1621-004 (4.761 Acres) for a new building site on **Ziebell Road** in the Town of Aztalan. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1943-18 – Daybreak Foods Inc:** Modify the existing conditional use to allow reconstruction and expansion of the current chicken layer and pullet facility on **Crossman Road** in the Town of Lake Mills. This will involve PINs 018-0713-2731-000 (45.79 Acres), 018-0713-2731-001 (0.68 Acres), 018-0713-2732-000 (21.326 Acres), 018-0713-2733-001 (13.82 Acres), 018-0713-2734-000 (22.691 Acres), 018-0713-2743-000 (37.791 Acres) and 018-0713-2744-000 (39.848 Acres), all zoned A-1, Exclusive Agricultural. This is being done in accordance with Sec. 11.04(f)6 and Sec. 11.05(d) of the Jefferson County Zoning Ordinance.

## 9. Adjourn

Motion made by Jaeckel, seconded by Reese to adjourn. Motion passed 5-0 on a voice vote and the meeting adjourned at 10:10 a.m.

  
Don Reese, Secretary

**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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.*