

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING

Steve Nass, Don Reese, George Jaeckel, Matt Foelker, Blane Poulson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, MAY 11, 2018

1. Call to Order

The meeting was called to order by County Board Chairman Jim Schroeder at 8:04 a.m.

2. Roll Call (Establish a Quorum)

Present at 8:04 a.m. were Schroeder, Corporation Counsel Blair Ward, Steve Nass, Don Reese, George Jaeckel, Blane Poulson, Matt Zangl, Sarah Higgins and Deb Magritz. Mark Foelker was absent and excused.

3. Certification of Compliance with Open Meetings Law

Reese verified that the meeting was being held in compliance with open meetings requirements.

4. Approval of the Agenda

Zangl noted that the two Natural Resource zones are far off the road, and that seeing them on the screen and reviewing the files may be more helpful than seeing them from the road, but that it was the Committee's decision to make.

5. Election of Committee Chair, Vice Chair and Secretary

County Board Chair Schroeder called for nominations:

Motion by Jaeckel, seconded by Poulson to nominate Nass for Chair. Motion by Reese, seconded by Jaeckel that nominations be closed and that a unanimous ballot be cast for Nass as Chair. Motions carried on voice votes with no objection.

Motion by Nass, seconded by Reese to nominate Jaeckel for Vice-Chair. Motion by Reese, seconded by Poulson that nominations be closed and that a unanimous ballot be cast for Jaeckel as Vice-Chair. Motions carried on voice votes with no objection.

Motion by Nass, seconded by Poulson to nominate Reese for Secretary. Motion by Jaeckel, seconded by Poulson that nominations be closed and that a unanimous ballot be cast for Reese as Secretary. Motions carried on voice votes with no objection.

6. Overview of Open Meetings Law

Ward explained the importance of not deviating from open meetings law requirements. He focused on Committee members receiving invitations to attend functions other than County meetings, and reminded the Committee to contact the County Administrator if any notice of a meeting would be required.

Ward went on to explain a walking quorum, ie keeping the public out of discussion via phone or email, and answered questions regarding walking quorums.

7. **Introduction of Planning and Zoning Staff Members**
Zangl introduced himself and Higgins to the new Committee member.
8. **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)**
There was no public comment.
9. **Communications**
There were no communications.
10. **Site Inspections for Petitions to be Presented in Public Hearing on May 17, 2018:**
The Committee left for the following site inspections at 8:18 a.m.

R4056A-18 – St Paul’s Evangelical Lutheran Church: Rezone PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac) to bring into conformance an existing church, school, parsonage and teacherage. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1945-18 – St Paul’s Evangelical Lutheran Church: Conditional use in either a proposed A-2 zone or an R-2 zone to bring into compliance an existing church, school and parsonage, and to allow conversion of the teacherage for a daycare facility. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia, on PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac). This request is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

**FROM A-1, EXCLUSIVE AGRICULTURAL AND FROM A-3,
AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R4057A-18 – Ronald C Maas: Rezone all of PIN 032-0815-2621-000 (16.6 Ac) from A-1 to A-2 and part of PIN 032-0815-2621-002 (1.69 Ac) from A-3 to A-2. The site is on **County Road D** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1946-18 – Ronald C Maas: Conditional use to create a golf farm/golf course in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance near **N8085 and N8073 County Road D**. This is comprised of all of PIN 032-0815-2621-000 (16.6 Ac) and part of 032-0815-2621-002 (1.69 Ac) in the Town of Watertown, in a proposed A-2 zone.

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

R4058A-18 – Sonja Kruesel/Dennis & Pamela Staude Trust Property: Create two, 2-acre building sites from part of PINs 032-0815-3322-002 (7.15 Ac) and 032-0815-3324-000 (20 Ac) along **Switzke and Emerald Roads** 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 RESOURCES

R4059A-18 – Thomas Wilson/Lindlland LLC Property: Rezone 24 acres, a part of PINs 010-0615-2643-000 (40 Ac) and 010-0615-2642-000 (40 Ac) along the Bark River and near **Hess Lane** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4060A-18 – John & Beverly Hachtel: Rezone PINs 026-0616-3033-000 (39.72 Ac) and 026-0616-3034 (40 Ac) near **Hanson Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

11. Adjourn



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.

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.

