

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

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, AUGUST 20, 2018**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:02 a.m.

2. Roll Call (Establish a Quorum)

Poulson was absent, but all other Committee members were present. Also present were Matt Zangl, Lindsey Schreiner and Deb Magritz from the Zoning Department.

3. Certification of Compliance with Open Meetings

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

4. Approval of the Agenda

Motion by Jaeckel, seconded by Reese to approve the agenda. Motion carried on a voice vote with no objection.

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)

Reese noted that the James and Melissa Thoma petitions, Cedar Homes Farms Property will have access onto Bakertown Road, and though they also have frontage on County Road D, the public hearing notice should also mention Bakertown Road.

6. Communications

Nass asked whether a solar farm ordinance would be on an upcoming agenda. Reese noted that several Towns are working on solar farm ordinances.

The Committee left with Schreiner for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on August 23, 2018:

R4082A-18 – James & Melissa Thoma/Cedar Home Farms Property: Rezone approximately 1.2392 Acres of PIN 008-0715-3512-000 (39.25 Acres) for a rural business zone to allow for storage of contractor's equipment on **Bakertown Road** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1952-18 – James & Melissa Thoma/Cedar Home Farms Property: Conditional use to allow storage of contractor's equipment and materials in a proposed A-2 zone on **Bakertown Road**, Town of Farmington. The site is part of PIN 008-0715-3512-000 (39.25 Acres), and the request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4083A-18 – James & Melissa Thoma/Cedar Home Farms Property: Create a 1.4442-acre building site along **Bakertown Road** in the Town of Farmington from part of PIN 008-0715-3512-000 (39.25 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4084A-18 – Randall V Mitchell: Create a 1.14-acre building site from part of PIN 012-0816-3221-000 (67.6 Acres) near **N7661 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4081A-18 – City of Waterloo/Gary & Diane Skalitzky Properties: Rezone PIN 030-0813-1722-001 (1 Acre) and approximately one acre of PIN 030-0813-1722-000 (38.970 Acres) to create a 2-acre lot for local utility use. The site is in

the Town of Waterloo on **County Road O**. This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance.

R4087A-18 – Elsbeth Fuchs: Create a 2-acre building site from part of PIN 030-0813-2921-000 (29.5 Acres) near **N8083 Fuchs Lane** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4088A-18 – Gordon Goers: Rezone approximately 3.013-acres gross of PIN 030-0813-3412-000 (40 Acres) in the Town of Waterloo for a farm consolidation lot at **N7635 Rock Lake Road**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4085A-18 – Kruwell Farms LLC: Create two, 2.1-acre lots, one around each of the two homes at **W7496 Mud Lake Road** and also create a new 1-acre building site, also on **Mud Lake Road**. These are part of PINs 018-0713-2534-000 (33.33 Acres) and 018-0713-2543-001 (26.666 Acres) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4086A-18 – William Stroupe: Rezone approximately 3 acres of PIN 022-0613-3634-000 (32.127 Acres) to allow a farm consolidation lot around the home and buildings at **N2516 County Road J** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4089A-18 – C3 Acres LLC, c/o Peter Newcomb: Rezone to create a 4-acre building site from part of PIN 016-0514-1513-004 (19.4 Acres) along **County Road K**, a 3-acre farm consolidation lot from PIN 016-0514-1542-000 (38.81 Acres) around the home and buildings at **N1494 County Road K**, and a 2-acre new building site from PIN 016-0514-1543-000 (19.34 Acres), also along **County Road K**. The properties are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4090A-18 – C3 Acres LLC, c/o Peter Newcomb: Create a 31-acre Natural Resource zone from part of PINs 016-0514-1513-004 (19.4 Acres) and 016-0514-1542-000 (38.81 Acres). Create a 6-acre Natural Resource zone from part of PIN 016-0514-1543-000 (19.34 Acres). Both proposals are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4080A-18 – Peter R Dempsey: Rezone PIN 014-0614-1413-002 (1.13 Acre) at **N3964 County Road K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:40 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.jeffersoncountymi.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.