

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

*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 FRIDAY, OCTOBER 12, 2018**

**1. Call to Order**

The meeting was called to order by Vice-Chairman Jaeckel at 8:01 a.m.

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

Planning and Zoning Committee members present at 8:01 were George Jaeckel, Don Reese and Matt Foelker. Staff members in attendance were Mark Watkins, Matt Zangl and Deb Magritz.

**3. Certification of Compliance with Open Meetings Law**

Reese verified that the meeting was being held in compliance with the Open Meetings Law.

**4. Approval of the Agenda**

No changes were proposed to 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)**

There were no public comments.

**6. Communications**

Zangl reported that proposals for the upcoming comprehensive plan update are being reviewed. Interviews with prospective consultants will be held on Wednesday, October 17 at 1:30 p.m. and will include Chairman Steve Nass. Zangl hopes to have a consultant chosen by the October 23 County Board meeting.

He also reported that FEMA wants substantial damage estimates of the County done, and that that work will be starting shortly.

**7. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving a Water Testing Suspension Memo for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000 – Mark Watkins**

A roll call was taken, with Reese, Jaeckel, Foelker, Zangl and Watkins signifying attendance. Watkins explained the testing of outflow water from the basin that has taken place at Hoards Dairyman Farm, and that the sampling has generally trended down since October of 2017. Based upon requirements, going forward, the Land and Water Conservation Department (LWCD) recommends that the Planning and Zoning Committee considers the basin abandoned and that continued testing be suspended, but leaves in the right for LWCD to do further testing at its own expense. Watkins noted that the structure is currently half full of water due to wet conditions. That water could be used for back flush of the new system, irrigation or dilution of material in the new basin.

Nass arrived at 8:07 a.m. during this discussion.

Motion by Reese/Foelker to approve the memo dated September 20, 2018 regarding outflow water testing at Hoards Dairyman Farm. A roll call vote was taken with Reese, Nass, Jaeckel and Foelker all voting aye.

The Committee left for the following site inspections:

**8. Site Inspections for Petitions to be Presented in Public Hearing on October 18, 2018:**

**CU1962-18 – Kenneth & Sue Havlovick:** Request for an addition/modification to CU1777-14 and CU1269-04 which created an extensive on-site storage structure in a Residential R-2 zone. The site is in the Town of Cold Spring on PIN

004-0515-2833-001 (1.259 Ac) at **N516 Fremont Rd.** This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1963-18 – John Hoffmann:** Request for modification to CU1388-06 which allowed for storage of non-farm equipment in an A-2, Agricultural and Rural Business zone at **W2712 State Road 59.** This site is in the Town of Cold Spring on PIN 004-0515-2534-000 (2.439 Ac), and is requested in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1964-18 – Jeremy Furrer/WEPCO Property:** Conditional use for business services, including audio/video, security and smart home installation on PIN 010-0515-0222-001 (1.16 Ac) in the Town of Hebron. The site is along **N2457 County Road D** in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4102A-18 – S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan Property:** Rezone approximately 22 acres of PIN 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac) on **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1961-18- S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan Property:** Conditional use allowing storage of contractor's equipment and materials/storage of fireworks, racks and equipment for the displays. The site is near **County Road E** in the Town of Sullivan, on PINs 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4103A-18 – Brian Neumann/HHL Zastrow Homestead LLC Property:** Rezone approximately 0.03 acres of PIN 006-0716-0922-000 (32.477 Ac) in the Town of Concord to add it to an existing adjoining A-3 zone at **N6830 County Road E.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1965-18 – Glenn & MaryAnn Manke:** Conditional use to allow for outside storage in an A-2 zone at **N8460 Pleasant Valley Road.** The site is in the Town of Watertown on PIN 032-0815-2422-009 (7.84 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4104A-18 – Ronald E Hahm/David Hahm Properties:** Rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1967-18 – Jacob Wegner:** Conditional use to allow two additional duplexes in a Residential R-2 zone at **W3266/W3268 Oak Hill Rd,** Town of Watertown. The site is part of PIN 032-0815-0222-007 (3.003 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4108A-18 – Eggert Acres LLC:** Create a 15-acre Natural Resource zone from part of PIN 020-0814-2041-000 (40 Ac) near **West Rd** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4101A-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property:** Rezone 7.16 acre of PINs 030-0813-3614-000 (54.949 Ac) and 030-0813-3614-002 (0.698 Ac) in the Town of Waterloo, and 020-0814-3123-003 (9.032 Ac) in the Town of Milford. The site is at **W7312 Manske Road.** This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1960-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property:** Conditional use to allow a landscape/lawn care business in a proposed A-2 zone at **W7312 Manske Road.** The site is in the Towns of Waterloo and Milford, part of PINs 030-0813-3614-000 (54.949 Ac), 030-0813-3614-002 (0.698 Ac) and 020-0814-3123-003 (9.032 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4107A-18 – Gary & Jessica Hellenbrand:** Rezone 2.3 acres of PIN 030-0813-3131-000 (40 Acres) around the home at **N7477 County Road O** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4106A-18 – Todd Tesch/Phyllis Salamone Property:** Create a 1.05-ac building site on **County Road A** in the Town of Sumner from part of PIN 028-0513-0424-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4109A-18 – Mark Reinecke:** Rezone to create two, 1.8-ac R-1 lots near **N1108 Olson Rd** in the Town of Sumner from part of PIN 028-0513-1942-000 (12.3 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**R4105A-18 – Jim Baker & Nancy Aguire deBaker/Juan & Leah Zalapa Property:** Rezone approximately 1 acre of PIN 014-0614-1824-000 (40 Ac) for a new building site near **N3942 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## 9. Adjourn

Motion by Reese/Jaeckel to adjourn the meeting. Motion passed 4-0; the meeting adjourned at 11:35 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.*

