

**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 FRIDAY, NOVEMBER 9, 2018**

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:02 a.m.

2. Roll Call (Establish a Quorum)

Committee member present at 8:02 were Supervisors Jaeckel, Reese, Foelker and Poulson. Zoning Department staff in attendance included Sarah Higgins, Lindsey Schreiner and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

No changes were proposed.

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 was no public comment.

6. Communications

There were no communications.

Supervisor Nass arrived at 8:03.

The Committee left for the following site inspections with Schreiner at 8:05.

7. Site Inspection for Request by Steven Ensor to Replace an Existing Home at N8348 County Road A, Town of Milford at 130 Feet from its Existing Location

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

R4110A-18 – Krista Crossman & Melissa Hafenstein: Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1968-18 – Krista Crossman & Melissa Hafenstein: Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1969-18 – Strausdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

R4115A-18 – Serendipity Events LLC: Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4116A-18 – Karen Mueller: Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4117A-18 – Diane Origer: Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4118A-18 – John & Dee Winkelman: Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4119A-18 – John & Dee Winkelman: Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4114A-18 – Richard & Marcia Bienz: Create a 1.27-ac building site along **Staude Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4120A-18 – Daniel & Kristia Loeder: Rezone to create a 5.1-ac farm consolidation lot at **N3421 Bente Rd** in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4121A-18 – Daniel & Kristia Loeder: Rezone to create a 38.4-ac Natural Resource zone near **N3421 Bente Rd** from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4113A-18 – ADL Properties LLC: Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4111A-18 – ADL Properties LLC: Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4112A-18 – ADL Properties LLC: Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4095A-18 – Brian & Jennifer Statz: Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4096A-18 – Brian & Jennifer Statz: Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4097A-18 – Brian Statz: Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Supervisors Reese/Jaeckel to adjourn the meeting. Motion carried 5-0; 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.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.

