

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

Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, APRIL 12, 2019

1. Call to Order

The meeting was called to order by Chairman Steve Nass at 8:00 a.m.

2. Roll Call (Establish a Quorum)

Members were present at 8:00 a.m. were Chairman Nass, Supervisors Zastrow, Jaeckel, Poulson, and Foelker. Zoning staff present included Matt Zangl and Lindsey Schreiner.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisor Jaeckel and seconded by Supervisor Foelker to approve the agenda. Motion passed 4-0.

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

Zangl explained a letter regarding a septic violation that was received by the Committee and Zoning office.

7. Discussion and Possible Action on an Amendment to CU1674-11 for Dean's Eggs LLC/Nature's Link

This is to add a satellite facility for pullets, a covered solid manure storage structure and a liquid manure storage structure at W6178 County Road B, Town of Aztalan on PIN 002-0714-1614-000. A manure storage abandonment is also required at the satellite facility. It will also cover associated waste transfers at the main farm, N5358 State Road 89, Town of Aztalan on PIN 002-0714-3043001. A manure drying system will be installed in the solid manure storage building. The animal units will remain at 2,900 (226,500 layers and 127,000 pullets). Barn 1E at the main farm was constructed in 2017 and has not been used for livestock housing, this barn is not designated livestock housing and cannot be populated.

Roll call was taken and all were present, but Jaeckel abstained. Joe Strupp from LWCD went over the details of the amendment being proposed for the Conditional Use. Zangl explained they are staying with the same amount of animal units. There were no further questions from the Committee. Motion by Zastrow and seconded by Foelker to approve the amendment. The Committee took a roll call vote which passed 4-0, as Jaeckel abstained.

8. Discussion and Possible Action on Determination of Completeness for Steve and Deb Magritz, N3781 County Road G, on PIN 022-0613-1344-000 in the Town of Oakland

Removed from discussion.

9. Discussion and Possible Action on Zoning Amendment R4147A-19 for Jesse Topel, Town of Oakland, on PIN 022-0613-0524-000, Presented in Public Hearing on March 14, 2019

Nass explained the details of the Amendment, and the timing of the situation. Nass also explained if approved, today they would be waiting later for Town approval in this case. A motion was made by Foelker and seconded by Jaeckel to approve the Amendment. Zangl added it should be conditioned upon Town approval, no building on greater than 20% slopes, and requirement of an affidavit. The motion passed 5-0.

10. Site Inspections for Petitions to be Presented in Public Hearing on April 18, 2019:

The Committee left for site inspections with Schreiner at 8:09 a.m.

Nass left at this point and did not go along for site inspections.

CU1981-19 – Kathleen & Michael Kruk: Conditional use for a kennel to allow up to eight dogs in an A-1, Agricultural zone at **W5521 West Pleasant Hill Rd.** The site is in the Town of Jefferson, on PIN 014-0614-2342-000 (45.3 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4149A-19 – Gregg Stephan: Rezone a 2-acre farm consolidation lot around the home and buildings at **N3056 Will Road,** Town of Hebron, part of PIN 010-0615-3032-000 (27.52 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4150A-19 – Jeffery & Brenda Thayer: Create a 1-acre building site from part of PIN 010-0515-1211-000 (40 Ac) near **W2496 Koch Rd,** Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4152A-19 – Michael Bright: Create a 2.25-acre lot on PIN 014-0615-0211-001 (28.219 Ac) on **Duck Creek Rd,** Town of Jefferson. This would be a consolidation of parcels of record from the same PIN, the area south of the DNR bike trail. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4148A-19 – Kory Keller/James & Kory Keller, Gregory & Dawn Keller Property: Create a 1-acre building site from part of PIN 006-0716-3044-000 (49.844 Ac) on **Hillside Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4153A-19 – Carole Hoffmeister: Create a 5-acre Natural Resource zone on **Allen Rd** in the Town of Concord from part of PIN 006-0716-1111-001 (17.727 Ac). This is in accordance with Sec. 11.08(f)12 of the Jefferson County Zoning Ordinance.

CU1980-19 – Casserly Properties, LLC: Conditional use to allow a pet grooming business including occasional daytime events and a retail area for pet supplies. The site is part of PIN 012-0816-2231-002 (0.72 Ac) in a Community zone at **N8280 American St,** Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4151A-19 – Jon & Penny Bound: Rezone 4.7 acres around the home and buildings at **N3497 Kiesling Rd,** Town of Jefferson, from part of PIN 014-0614-2132-000 (29.05 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

11. Adjourn

Motion by Foelker and seconded by Poulson to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:15 a.m.

Blane Poulson, 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.