

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
8:00A.M. ON FRIDAY, MAY 10, 2019

1. Call to Order

The meeting was called to order by Supervisor George Jaeckel at 8:00 am.

2. Roll Call (Establish a Quorum)

Members present at 8:00 am were Supervisors Jaeckel, Poulson, Zastrow, and Foelker. Chairman Nass was absent. Zoning staff present included Matt Zangl, Sarah Higgins, and Lindsey Schreiner.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda. Zangl noted that Petition CU1985-19 was removed from the agenda and site inspections. 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 announced the retirement of Sharon Ehrhardt from the Zoning Department. Zangl also noted that there are a couple repeats on the agenda for sites that have already been visited by the Committee.

7. Site Inspections for Petitions to be Presented in Public Hearing on May 16, 2019:

The Committee left for site inspections with Schreiner at 8:04 a.m.

CU1984-19 – D&N Probst: Conditional use for a residence in a Business zone at **N4976 Business 26**. This is on PIN 002-0714-3543-001 (28.207 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)3 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.

R4139A-19 – Daniel Buss: Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1976-19 – Daniel Buss: Conditional use to allow storage of contractor's equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd**. The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4159A-19 – Chris Shult: Create a 2.48-acre N zone from an existing A-1 zone at **N4882 County Road P**. This is on PIN 026-0616-0612-000 (17.385 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU1985-19 – Sara Manzke and Joshua Pernat: Conditional use to allow for emotional support farm animals in a Community zoned area at **N8263 County Road E**. This is on PIN 012-0816-1931-009 (0.91 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU1986-19 – Wisconsin Furniture LLC: Conditional use of a planned multi-unit development which includes a 3-family home and 2 duplexes in a Community zoned area at **W1232/W1236 Marietta Ave.** This is on PIN(s) 012-0816-2232-013 & 012-0816-2232-014 in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4157A-19 – Jeffrey and Susan Schaefer: Create a 1.0-acre A-3 building site from an existing A-1 zone on **Horseshoe Rd**. The site is on PIN 032-0814-0132-001 (41.177 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4155A-19 – Eggert Acres LLC: Create a 5.5-acre A-2 zone from an existing A-1 zone **near N8187 County Road Q.** The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1983-19 – Eggert Acres LLC: Conditional use to allow for an equipment repair shop in a proposed A-2 zone **near N8187 County Road Q.** The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4156A-19 Eggert Acres LLC: Create a 1.0-acre A-3 zone around the home and buildings at **N8187 County Road Q.** The site is on PIN 020-0814-2134-000 in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1987-19 – Keith Clark: Conditional use to allow for an extensive on-site storage structure in an R-1 zone at **W8338 Cedar Ln.** This is on PIN 018-0713-1521-033 in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4158A-19 – Mark Meyer: Convert a 0.47-acre A-3 portion of land to A-1 that is adjacent to an existing A-1 zone **near N278 Pottawatom Trail.** This is on PIN 016-0513-3442-002 (0.47 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4145A-19 – Toni Whitley: Create a 0.382-acre A-2 zone from an existing A-3 zone at **N2385 County Road N.** The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1982-19 – Toni Whitley: Conditional use to allow for an antiques store in a proposed A-2 zone at **N2385 County Road N.** The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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.

11. Adjourn

Motion by Poulson and seconded by Zastrow to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:24 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.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.