

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
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, JUNE 14, 2019

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Nass, Poulson, Foelker and Zastrow were present. Supervisor Jaeckel was absent and excused. Also present from the Zoning Department were Sarah Higgins, Deb Magritz and Lindsey Schreiner.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda as presented. Motion carried 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)

There was no public comment.

6. Communications

There were no communications.

7. Discussion and Possible Action on Determination of Completeness for Steven and Debra Magritz for the addition of a new free stall barn and new milk house waste tank, and an increase to 400 animal units as determined by the Land and Water Conservation Department Memorandum dated April 3, 2019. This is an ATCP 51 regulated facility at N3781 County Road G in the Town of Oakland.

A roll call was taken with Supervisor Poulson, Foelker, Nass and Zastrow signifying attendance. Higgins explained that this application was reviewed by the Land and Water Conservation Department (LWCD) and found to be complete. Motion by Supervisors Poulson/Foelker to find the application complete and send it to public hearing in July. A roll call vote was taken, with Poulson, Foelker, Nass and Zastrow all voting in favor of the motion.

The Committee left for the following site inspections:

8. Site Inspections for Petitions to be Presented in Public Hearing on June 20, 2019:

R4149A-19 – Gregg Stephan: Create a 2.00-acre A-3 farm consolidation lot around the home and buildings at **N3056 Will Road**. The site is on PIN 010-0615-3032-000 (27.52 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1990-19 – James Buth: Conditional use to allow for 1,500 sq. ft. extensive on-site storage structure in an R-2 zone at **W5780 S Ra-Le Dr**. This site is on PIN 016-0514-1514-024 (0.459 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4160A-19 – Randy Braunschweig/Jennifer Miles: Create a 0.6-acre A-2 zone from an existing R-2 zone at **N643 Wishing Well Ln**. The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1988-19 – Randy Braunschweig/Jennifer Miles: Conditional use to allow for a lawn care and snow removal business in a proposed A-2 zone at **N643 Wishing Well Ln.** The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1991-19 – J&K Strauss Trust: Conditional use of mineral extraction in an A-1 zone near **N7781 Rock Lake Rd.** This site is on PIN(s) 030-0813-2742-001 (12.988 Ac) & 030-0813-2743-000 (21.00 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. **This item was taken off the agenda because it will not be heard at the June 20, 2019 public hearing.**

R4165A-19 – Thomas and Kathleen Kasten: Create a 4.00-acre A-3 zone from an existing A-1 zone near **N6867 County Road Q.** This site is on PIN(s) 020-0714-0922-001 (5.00 Ac) and 020-0714-0811-002 (14.65 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1989-19 – Jay and Sharon Wiedenfeld: Conditional use for an ATCP 51 regulated livestock facility for a 529 animal unit dairy operation at **W6864 County Road B.** This site is on PIN(s) 002-0714-1723-000 (23.542 Ac) and 002-0714-1722-000 (38.09 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4162A-19 – Michael Brunk: Create an approximately 5.5-acre A-3 zone from an existing A-1 zone off of **County Road N.** The site is on PIN(s) 002-0714-1143-001 (15.00 Ac) and 002-0714-1142-002 (33.89 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1992-19 – Jacob Dondlinger: Conditional use for a home occupation to allow for the storage of business vehicles in an A-3 zone at **N8579 County Road X.** This site is on PIN 032-0815-1644-000 (2.20 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4163A-19 – John Genz: Create a 3.00-acre A-3 farm consolidation lot around the home and buildings at **N7524 County Road P.** This site is on PIN 012-0816-3123-000 (25.26 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4161A-19 – Anfang Properties LLC (Tom Anfang): Create a 4.9-acre A-2 zone for agricultural use at **N4932 County Road P.** The site is on PIN 006-0716-3143-002 (9.00 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4164A-19 – Ned Palm: Create a 1.58-acre A-3 farm consolidation lot around the home and buildings at **W3954 US Highway 18.** This site is on PIN(s) 014-0615-0421-001 (0.61 Ac) and 014-0615-0421-003 (16.20 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

11. Adjourn

Motion by Supervisors Foelker/Zastrow to adjourn the meeting. Motion carried 4-0, and the meeting adjourned at 10:30 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.