

**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, JULY 12, 2019**

**1. Call to Order**

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

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

Supervisors Nass, Zastrow, Jaeckel and Foelker were present at 8:00 a.m. Also present were staff members Matt Zangl, Sarah Higgins and Deb Magritz.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Zastrow to approve 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 was no public comment.

**6. Communications**

Nass asked whether anyone had attended the Comprehensive Plan meeting in Lake Mills, and turnout for the meetings was discussed. Nass noted that he would not be available for public hearing on July 18. Zastrow will be unavailable for the decision meeting on July 22.

**7. Site Inspections for Petitions to be Presented in Public Hearing on July 18, 2019:**

At 8:11 the Committee left for the following site inspections:

**R4166A-19 – Anfang Properties LLC:** Rezone to create two, 2-acre building sites near N5185 County Road P from part of PIN 006-0716-3121-000 (34.8 Acres) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1994-19 – Paul Ulik:** Conditional home occupation to allow for a carpet cleaning business and storage of equipment in an A-3, Agricultural/Rural Residential zone at W2328 Majesta Ct, in the Town of Ixonia. The site is on PIN 012-0816-1821-003 (1.69 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties:** Conditional use for mineral extraction on PIN(s) 030-0813-2731-000 (54.136 Acre) and 030-0813-2734-000 (20 Acres) owned by the Glenn and Jody Wolff Trust, and PIN 030-0813-2734-001 (20 Acres) owned by the J & K Strauss Trust. The sites are in the Town of Waterloo, near N7933 State Road 89 and the property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance, Jefferson County Reclamation Ordinance, and Wis. Stats. Chapter NR 135.

**CU1996-19 – Gregory & Sara Heideman:** Conditional use to allow for boarding and daycare of cats and up to 12 dogs, and potential future grooming at W9130 London Rd. The site is in the Town of Lake Mills on PIN 018-0713-3221-001 (32.732 Acres) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4169A-19 – Mark Marsh:** Create a 1-acre A-2 zone from part of PIN 022-0613-1324-000 (13.618 Acres) at **N3888 Scheppert Rd**, in the Town of Oakland. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1993-19 – Mark Marsh:** Conditional use to allow an aquaponics business in the proposed A-2 zone at **N3888 Scheppert Rd** in the Town of Oakland. The site is part of PIN 022-0613-1324-000 (13.618 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1997-19 – Steven & Debra Magritz:** Conditional use for an intensive ag dairy operation allowing up to 400 animal units on PIN(s) 022-0613-1344-000 (37.2 Acres), 022-0613-1341-000 (37.78 Acres), 022-0613-1342-000 (30 Acres), 022-0613-1343-000 (40 Acres) and 022-0613-2411-000 (33.702 Acres). The site is at **N3781 County Road G** in the Town of Oakland, in an A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property:** Create a 5-acre farm consolidation lot around the home and buildings at **W7091 County Road J** from part of PIN 014-0614-1912-000 (39.78 Acres) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4158A-19 – Mark A Meyer:** Rezone PIN 016-0513-3442-002 (0.47 Acre) to A-1 to add it to adjoining A-1 zoned property. The site is in the Town of Koshkonong, near **N278 Pottawatom Trail**. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU1998-19 – C Blair & Tracie Kransberger:** Conditional use for a 4,000 square foot extensive on-site storage structure near **W9466 Lake Dr**, Town of Sumner. The site is zoned R-1 on PIN 028-0513-1943-054 (1.668 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**R4168A-19 – Michael Larson/Milo Larson Trust Property:** Create a 1-acre farm consolidation lot around the home and buildings at **W8731 Advent Rd** in the Town of Oakland from part of PIN 022-0613-3331-009 (9.36 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1995-19 – Koenig Structures Unlimited LLC:** Conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. The site is on PIN(s) 014-0614-2312-008 (2 Acres) and 014-0614-2312-009 (1 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

## 8. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0; the meeting adjourned at 11:09 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](http://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.*