

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION 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
8:30A.M. ON MONDAY, FEBRUARY 25TH, 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 present at 8:00 were Nass, Zastrow, Jaeckel, Foelker and Poulson. Staff members present included Ben Wehmeier, Blair Ward, Andy Erdman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz.
- 3. Certification of Compliance with Open Meetings Law**
Poulson verified compliance with the Open Meetings Law.
- 4. Approval of the Agenda**
Motion by Supervisors Jaeckel/Poulson to approve the agenda. Motion passed 5-0.
- 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. Approval of January 29, February 15 and February 21 Meeting Minutes**
Motion by Supervisors Foelker/Jaeckel to approve the January 29 meeting minutes. Motion passed 5-0.

Motion by Supervisors Jaeckel/Foelker to approve the February 15 meeting minutes. Motion passed 5-0.

The minutes for February 21 were not available for review.
- 7. Communications**
There were no communications.
- 8. January Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that there had been a pretty slow start to the year. Real estate transfers were slow, though January and February are typically slow months.
- 9. January Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman was not present, though she had provided her report earlier and the information was sent out in the Committee packet.
- 10. February Monthly Financial Report for Zoning – Matt Zangl**
Zangl said that Zoning revenues were \$3,000 short from 2018, and that January 2019 ended similarly to January of 2018.
- 11. Discussion on Solar Energy Facilities**
There has been no application to the PSC as far as staff knows. Ward reported that, in conversations between staff and Ranger Power on January 30, it appeared that they were more than willing to accommodate the County's requests. Wehmeier added that local counsel is working to draft items up based upon that meeting.
- 12. Discussion on Jefferson County Comprehensive Plan Update**
Zangl reported that SRF gave an informative presentation to County Board. Next will come the public engagement process and Steering Committee selection.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on February 21:**

APPROVE WITH CONDITIONS R4129A-19 on a motion by Supervisors Jaeckel/Zastrow for Tim Otterstatter to rezone 4.45 acres of PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1971-19 on a motion by Supervisors Zastrow/Jaekel for Tim Otterstatter, allowing a conditional use for farm/construction equipment sales on PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec.11.04(f)7 of the Jefferson County. Motion passed 5-0.

APPROVE WITH CONDITIONS R4130A-19 on a motion by Supervisors Jaeckel/Foelker for Ross Walton to create a 2.7-ac A-2 zone on **County Road D** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1972-19 on a motion by Supervisors Zastrow/Jaekel for Ross Walton allowing a conditional use for storage and maintenance of contractor's equipment on **County Road D** in the Town of Cold Spring. The site is on PIN 004-0515-2732-000 (40 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4131A-19 on a motion by Supervisors Jaeckel/Foelker for Ross Walton to rezone 2.7 acres of PIN 004-0515-2733-000 (39.6 Ac) to create a lot around the home and buildings at **N510 County Road D**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4132A-19 on a motion by Supervisors Foelker/Jaekel for Ross Walton to create a 6-acre building site off of **Vannoy Drive** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4133A-19 on a motion by Supervisors Zastrow/Jaekel for Concord Wisconsin Properties LLC to create a 1.7-ac building site on **Concord Center Dr** in the Town of Concord from PIN 006-0716-1334-005 (15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4134A-19 on a motion by Supervisors Foelker/Jaekel for Standard Process to rezone 4 acres around the home and buildings at **N1974 Koch Rd** in the Town of Palmyra from PIN 024-0516-0723-000 (37.76 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4135A-19 on a motion by Supervisors Foelker/Jaekel for Larry Rasmussen to create a 1.41-acre lot around the home at **N7399 Jungle Ln** in the Town of Waterloo from part of PINs 030-0813-3144-001 (34.711 Ac) and 030-0813-3233-000 (36.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4136A-19 on a motion by Supervisors Jaeckel/Foelker for Daniel Weidner/Jeanette V Weidner Trust Property to rezone to create a 2-acre lot around the buildings at **N4642 Highland Dr** in the Town of Sullivan from PIN 026-0616-0132-000 (40 Ac) and a 3.05-acre new building site to the south from part of PIN 026-0616-0133-000 (37.555 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4137A-19 on a motion by Supervisors Jaeckel/Foelker for Daniel Weidner/Jeanette V Weidner Trust Property to create a 17.33-acre Natural Resource zone from part of PIN 026-06160133-000 (37.555 Ac) along **Highland Dr** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4138A-19 on a motion by Supervisors Jaeckel/Foelker for Jason Schultz to rezone PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1973 -19 on a motion by Supervisors Jaeckel/Foelker for Jason Schultz, allowing rural business parking on PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1974-19 on a motion by Supervisors Foelker/Zastrow for Ammat LLC, allowing an event center in an existing Business zone at **N7755 State Road 89**. The site is in the Town of Waterloo on PIN 030-0813-2634-002 (6.007 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU1975-19 on a motion by Supervisors Jaeckel/Poulson for Chad Fredrick, allowing an extensive on-site storage structure of up to 1,400 square feet, 17 feet in height at **W3091 County Rd CW**. The site is in a Residential R-2 zone in the Town of Watertown on PIN 032-0815-0212-009 (0.850 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

14. Possible Future Agenda Items

15. Upcoming Meeting Dates

March 8, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

March 14, 7:00 p.m. – Public Hearing in Courthouse Room 205

March 18, 8:30 a.m. – Decision Meeting in Courthouse Room 203

April 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Nass will be absent

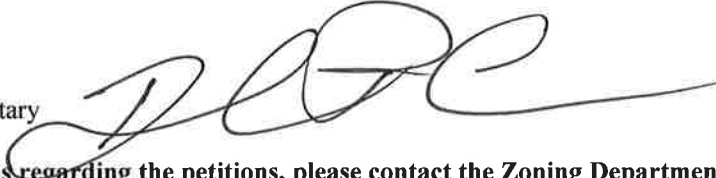
April 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

April 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Supervisor Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:21 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.