

**MINUTES OF THE
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, JULY 22, 2019**

1. Call to Order

The meeting was called to order by Supervisor Nass at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Nass, Jaeckel and Foelker were present at 8:30 a.m. Also in attendance were staff members Matt Zangl, Sarah Higgins, Deb Magritz, Ben Wehmeier and Staci Hoffman. Anita Martin attended as a guest.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda. Motion passed 3-0.

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 June 20, June 24, July 12 and July 18 Meeting Minutes

Motion by Supervisors Jaeckel/Foelker to approve the June 20 minutes as presented. Motion passed 3-0.

Motion by Supervisors Jaeckel/Foelker to approve the June 24 minutes as presented. Motion passed 3-0.

Motion by Supervisors Foelker/Jaeckel to approve the July 12 minutes as presented. Motion passed 3-0.

The July 18 minutes were not available for review.

7. Communications

There were no communications.

8. June Monthly Financial Report for Land Information Office-Tracy Saxby

Saxby was not available, but the June financial report had been sent out in the Committee meeting packet.

9. June Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that revenues had picked up a little in June, and should be close to budget.

10. July Monthly Financial Report for Zoning – Matt Zangl

July revenues were good, hopefully we are on our way to making budgeted revenues. Zangl noted that usually August and September are pretty strong months too.

11. Discussion on Jefferson County Comprehensive Plan Update

Zangl reported that regional meetings are finished, and that the deadline for accepting questionnaires has been extended to the end of the month. The Jefferson library has been given additional copies-a lot of people have been going in there to fill out questionnaires. Wehmeier added that meetings with the Townships and municipalities are being set up for August.

12. Discussion on Solar Energy Facilities

Zangl noted that anyone can subscribe to the PSC e-series portal, and showed a list on the screen of what can be accessed.

13. Discussion and Possible Action on Salvage Yard Licensing

Zangl explained that the inspections have been completed, and that only two were not good. The two not in compliance are Highway 18 Auto Salvage run by Mark Nuchell, and Jack's Auto Ranch. Zangl has reached out to them, and Jack's responded that they have hired someone to remove the offending vehicles. Supervisor Nass questioned whether licenses should be withheld; discussion ensued. Motion by Supervisors Nass/Jaeckel to issue temporary licenses, and to review those two sites in three months. Motion passed 3-0.

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

14. Discussion and Possible Action on Petitions Presented in Public Hearing on July 18, 2019:

APPROVED WITH CONDITIONS R4166A-19 – Anfang Properties LLC on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 3-0.

APPROVED WITH CONDITIONS R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 3-0.

APPROVED WITH CONDITIONS R4168A-19 – Michael Larson/Milo Larson Trust Property on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 3-0.

APPROVED WITH CONDITIONS R4158A-19 – Mark A Meyer on a motion by Supervisors Foelker/Jaeckel to 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. Motion passed 3-0.

APPROVED WITH CONDITIONS R4169A-19 – Mark Marsh on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 3-0.

POSTPONED ACTION ON CU1993-19 – Mark Marsh on a motion by Supervisors Nass/Foelker for 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. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1994-19 – Paul Ulik on a motion by Supervisors Foelker/Jaeckel for a 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. Motion passed 3-0.

POSTPONED ACTION ON CU1995-19 – Koenig Structures Unlimited LLC on a motion by Supervisors Nass/Foelker for conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. This was changed by the petitioner at hearing to request eight, one bedroom unit duplexes. 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. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1996-19 – Gregory & Sara Heideman on a motion by Supervisors Jaeckel/Foelker for conditional use to allow for boarding and daycare of cats and up to 20 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. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1998-19 – C Blair & Tracie Kransberger on a motion by Supervisors Nass/Jaeckel for 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. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1997-19 – Steven & Debra Magritz on a motion by Supervisors Foelker/Nass for 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).

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, and is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 2-0, with Jaeckel abstaining.

APPROVED WITH CONDITIONS CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties on a motion by Supervisors Foelker/Jaekel to allow 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. Motion passed 3-0.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

August 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

September 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

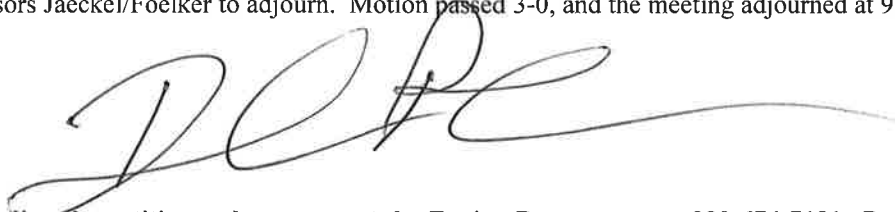
September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

17. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn. Motion passed 3-0, and the meeting adjourned at 9:15 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.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.

