

**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  
8:30 A.M. ON MONDAY, OCTOBER 28, 2019**

**1. Call to Order**

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

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

Supervisors Nass, Jaeckel, Poulson and Foelker were present. Supervisor Zastrow was absent. Staff in attendance included Ben Wehmeier, Staci Hoffman, Matt Zangl and Deb Magritz. Guests present were Rick Wensch, Nicholl Ostopowicz and Beth Johnson.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Foelker for approval of the agenda. 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)**

There was no public comment.

**6. Approval of September 30, October 11 and October 17 Meeting Minutes**

Motion by Supervisors Jaeckel/Foelker to approve the September 30 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the October 11 minutes as presented. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the October 17 minutes as presented. Motion passed 4-0.

**7. Communications**

Zangl circulated a Town of Sumner memo dated October 22 regarding the Weigand petitions which was sent to Blair Ward, Corporation Counsel, and Zangl's response.

**8. September Monthly Financial Report for Land Information Office**

The report was sent out in the Committee's packet.

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

Hoffman reported that her office had had a great month. There were a lot of recordings and high transfer fees. She also noted that she has been working with Registers of Deeds on new legislation regarding remote notarization. She will be testifying in about two weeks; it will likely be going to the floor next month.

**10. October Monthly Financial Report for Zoning – Matt Zangl**

Revenues mirror last years, if not a little better. Currently revenues are \$20,000 out for the year, but we should be able to make the projected budget.

At this point, discussion moved to part of Item 15, specifically CU2005-19 and CU2008-19 to accommodate guests in attendance.

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

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVED WITH CONDITIONS CU2008-19 – Richard Wrensch Trust:** Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wrensch Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**APPROVED WITH CONDITIONS CU2005-19 – National Management:** Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**11. Discussion on Jefferson County Comprehensive Plan Update**

Zangl explained the structure for the November 14 Steering Committee meetings. There will be two held, one from 9:00 to 11:15 a.m. and one from 1:00 to 3:15 p.m. Participants are able to choose which of the meetings they will attend.

**12. Discussion on Solar Energy Facilities**

There will be PSC public hearings on November 6 at Fair Park. Meetings will begin at 10:00 a.m. for local government and the public. Two additional meetings, at 2:00 p.m. and 6:00 p.m. will be held for stakeholders and residents.

Discussion moved to another petition from Item 15 to accommodate another guest:

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVED WITH CONDITIONS R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust:** Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**13. Discussion and Possible Action on Salvage Yard Licensing**

Zangl reported that Jack's Auto Ranch was found to be in compliance, but Mark Nuchell's Highway 18 Salvage property is not yet in compliance. His conditional use allows up to six vehicles by the road, but there are more than that currently. He also has vehicles on the adjacent DNR property. Motion by Supervisors Nass/Poulson to approve Jack's Auto Ranch license; motion passed 4-0. Motion by Supervisors Nass/Poulson to send a letter to Mark Nuchell, Highway 18 Salvage asking for cars to be moved off DNR property and only allow six out front. Motion passed 4-0.

**14. Discussion and Possible Action on Classification of Event Venues Not Utilizing Adaptive Reuse of Barns**

Zangl asked how these venues should be classified. There was discussion about using Community zones or Business zones for classification of venues that don't fit the adaptive reuse of barns definition, depending upon the location. The thought was that those fit the definition of eating and drinking places.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVE WITH CONDITIONS R4180A-19 – John & Michelle Mehring:** Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS CU2003-19 – John & Michelle Mehring:** Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property:** Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4183A-19 – Robert Burns/Anita Burns Trust Property:** Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4184A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4185A-19 – Robert Burns/Anita Burns Trust Property:** Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4186A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4187A-19 – Chandler White:** Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS CU2004-19 – Chandler White:** Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS R4188A-19 – Edward & Chrissy Gaggioli:** Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS CU2009 -19 – Edward & Chrissy Gaggioli:** Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS CU2006-19 – Erik Potter:** Conditional for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd**. This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

**APPROVE WITH CONDITIONS CU2007-19 – David Ringelstetter:** Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**16. Possible Future Agenda Items**

**17. Upcoming Meeting Dates**

**November 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**November 21, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**November 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203**  
**December 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**December 19, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**December 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**18. Adjourn**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion carried 4-0, and the meeting adjourned at 9:23 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](http://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.*