

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

The Committee will meet at Jefferson County Fair Park, 503 North Jackson Ave, Jefferson to call the meeting to order and address agenda items 1. through 6. They will then drive personal vehicles to view the sites listed in item 7. No discussion or action on the petitions will take place during this meeting.

1. **Call to Order at:**

Jefferson County Fair Park
503 North Jackson Ave, Jefferson, WI
@ 8:00 am
Friday, August 14, 2020

The meeting was called to order by Supervisor Jaeckel at 8:04 a.m.

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

Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were in attendance. Also in attendance were staff members Matt Zangl and Brett Scherer.

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

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

4. **Approval of the Agenda**

Motion by Supervisors Foelker/Poulson to approve the agenda, but to bypass several of the sites. Motion passed 5-0.

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. **Site Inspections for Petitions to be Presented in Public Hearing on August 20, 2020:**

The Committee left for several of the following site inspections.

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2042-20 – Jacob Schepp: Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St**, Town of Milford, on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennet: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Aztalan on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Foelker/Poulson to adjourn the meeting. Motion passed, 5-0, and the meeting adjourned at 9:53 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.

