

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING MINUTES

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

8:00 A.M. ON FRIDAY, OCTOBER 9, 2020

The Committee will meet at the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI to call the meeting to order and address agenda items 1. through 7. They will then drive personal vehicles to view some of the sites listed in item 8. No discussion or action on the petitions will take place during this meeting.

1. Call to Order at:

Jefferson County Courthouse

Room 205

311 S. Center Ave., Jefferson, WI

8:00 a.m., on Friday, October 9, 2020

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

2. Roll Call (Establish a Quorum)

All Committee members were present. Also present was John Steiner, and Staff Members Blair Ward, Matt Zangl, Brett Scherer and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

Zangl and Supervisor Poulson verified that the meeting was held in compliance with Open Meetings.

4. Approval of the Agenda

The Supervisors looked over the agenda and Jaeckel noted that they may skip some sites. Motion by Supervisors Foelker/Nass to approve the agenda as presented. 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. Communications

Zangl handed out an email from Amy Rinard dated October 7 and a packet from William Burki of WE Energies dated October 8.

7. Discussion and Possible Action on motion to Renew Zoning Amendment R4266A-20 for John Steiner/Anita Burns Trust Property to Create a 2.382-acre Agricultural and Rural Business zone off Old 26 Road in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. NOTE: If a majority of the Planning and Zoning Committee members present vote to approve this motion, action on the zoning amendment will be taken on October 26, 2020.

Jaeckel explained that he'd gotten several phone calls regarding this petition, and didn't like the fact that previous Committee action ended without a majority vote. Motion by Supervisors Jaeckel/Foelker to renew Zoning Amendment R4266A-20 for John Steiner/Anita Burns Trust Property to create a 2.382-acre Agricultural and Rural Business zone off Old 26 Road in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). Motion passed on a 4-1 vote, with Supervisors Nass opposed.

8. Site Inspections for Petitions to be Presented in Public Hearing on October 15, 2020:

There was discussion on which of the following sites to inspect:

CU2047-20 – Steven & Jackie Prisk: Conditional Use for a home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Ac) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4275A-20 – Gary Poeppel: Rezone to create a 1.0-acre building site **near W6184 Star School Rd** in the Town of Koshkonong from part of PIN 016-0514-2112-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4279A-20 – Deborah Werner: Rezone to create an approx. 0.92-acre Residential-Unsewered zone at **N2719 Banker Rd** in the Town of Koshkonong from part of PINs 016-0614-3323-014 (3.797 Ac) and 016-0614-3323-004 (0.755 Ac). This is in accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

CU2050-20 – Deborah Werner: Conditional Use to allow for an extensive on-site storage structure on a proposed Residential-Unsewered zoned lot at **N2719 Banker Rd** in the Town of Koshkonong. The site is on PIN 016-0614-3323-004 (.755 Ac). This is in accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

R4278A-20 – James Torlin: Rezone to create an approx. 6.8-acre Agricultural and Rural Business zone to allow for the breeding and selling of goats at **N3115 Trieloff Rd** in the Town of Oakland from part of PIN 022-0613-2623-0000 (3.00 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2052-20 Paul Marty: Conditional Use to allow for an update to existing CU1516-08 for sale of farm implements and related equipment to allow for the addition of a 60' x 160' storage structure in an existing Agricultural and Rural Business zone at **W8643 Blue Join Rd** on PIN 030-0813-1613-000 (40.24 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2051-20 – Jacob Schepp: Conditional Use to allow for transportation services in a Community zone at Community zone at **W7075 Main St** in the 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.

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** in the 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.

R4276-20 – Roy Leschinsky: Rezone to create a 4-acre Agricultural/Rural Residential zone around the existing home and buildings at **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4277-20 – Roy Leschinsky: Rezone to create an 8.2-acre Natural Resource zone **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2053-20 – WE Energies: Conditional Use Permit filed by WE Energies for a Liquid Natural Gas (LNG) Facility (utility) in an A-1, Exclusive Agricultural zone. The facility will be located on 164.5 acres that will be owned by WE Energies. The footprint of the LNG Facility will be approximately 20 acres. The proposed facility will be located near the intersection of North Road and Triangle Road.

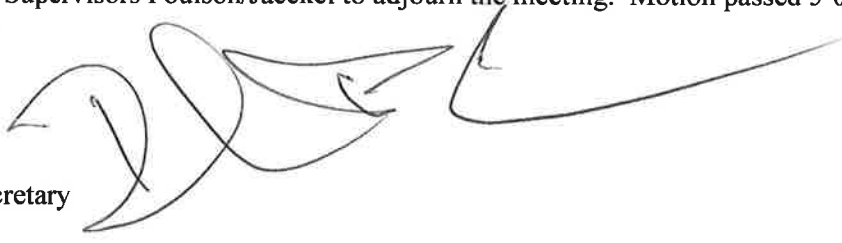
Current Property Owners:

Dale A. and Jeanine A. Griebenow
012-0816-1523-000 (40.51 ac)
012-0816-1524-000 (20.06 ac)
012-0816-1521-000 (33.38 ac)
012-0816-1522-000 (40.95 ac)

Griebenow Dairy Farms LLC
012-0816-1033-000 (40.00 ac)
012-0816-1034-000 (40.00 ac)

8. Adjourn

Motion by Supervisors Poulson/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:45 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.

