

**MINUTES OF
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: Friday, June 9, 2023
TIME: 8:00 a.m.
PLACE: WOOLEN MILLS, 222 Wisconsin Drive, Jefferson, WI

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson was absent and excused. Also present from the Zoning Department were Director Matt Zangl and Intern Mia Pollasky.

3. Certification of Compliance with Open Meetings Law

Supervisors Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

The agenda was approved on a motion by Supervisors Poulson/Foelker. 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. Communications

There were no communications.

The Committee left for the following site inspections with Pollasky:

7. Site Inspections for Petitions to be Presented in Public Hearing on June 15, 2023:

CU2091-23 – Christopher Fetzer/Durelle Chopp Trust Property: Conditional use on PIN 012-0816-2143-002 (8.92 ac) to allow mini-warehousing on **Oak Drive**, Town of Ixonia. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

R4479A-23 – John & Marcia Herr Trust: Rezone approximately 0.7 ac of PIN 026-0616-2424-001 (19.628 ac) to add it to an adjoining A-2 lot at **W315 Herr Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4472A-23 & CU2092-23 – Stock Family Farm/Joseph & Justine Church/James & Steven Mesmer Properties:

Create a 2.6-ac lot from part of PINs 026-0616-2013-000 (35.91 ac) owned by Mesmer and 026-0616-2042-001 (37.728 ac) owned by Church, with conditional use for a farm store **near W1844 Bente Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4475A-23 – Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and part of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create a 5.2-ac lot at **N2018 Frommader Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4477A-23 – Loren Lindl: Rezone approximately 9.6 ac of PIN 010-0615-3512-000 (40 ac). The site is on the Bark River near Hess Ln, Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4474A-23 – Dan Higgs/ABC Acres Property: Rezone 4-ac of PIN 010-0615-2741-000 (20.744 ac) to add it to the existing A-3 zoned property at N3080 Haas Road, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4476A-23 – George Golich: Rezone 2 ac of PIN 016-0614-3632-001 (8.5 ac) for a new building site near W5250 State Rd 106 in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

CU2094-23 – Scott & Dana Scherer: Conditional use for an 1,800 square foot extensive on-site storage structure, 15.5 feet in height in a Residential R-2 zone at W6021 Friedel Rd, Town of Koshkonong, on PIN 016-0514-1033-030 (0.795 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4478A-23 & CU2093-23 – Samuel & Allison Kemp/Nieman Trust, Owner: Rezone approximately 2.2 ac of PIN 016-0514-2924-000 (13.648 ac) with conditional use for an event venue at W6770 Pond Rd, Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2095-23 – Mary Kuppe: Conditional use to allow keeping of four dogs as household pets on a non-commercial basis in a Residential R-1 zone at N4412 Wolff Rd, Town of Oakland, on PIN 022-0613-0812-037 (1.571 ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4473A-23 – Ryan Koehler/Timothy & Debra Koehler Property: Rezone parts of PINs 014-0614-1431-000 (51.015 ac) zoned A-T and 014-0614-1434-000 (51.381 ac) zoned A-1 to create a 2-ac building site near N3865 County Rd K in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Nass/Foelker to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 10:25 a.m.

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.