

**MINUTES OF THE  
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, August 11, 2023  
**TIME:** 8:00 a.m.  
**PLACE:** Zoning Office, 222 Wisconsin Drive, Jefferson, WI

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:01 a.m.

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

Committee members present were Supervisors Jaeckel, Poulson, and Foelker. Supervisor Nass was absent and excused; Supervisor Richardson was on her way. Zoning Department Staff members present were Matt Zangl, Sarah Elsner and Deb Magritz. Joe Strupp from the Land and Water Conservation Department was also in attendance.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Poulson/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. Communications**

There were no communications.

**Supervisor Richardson arrived at 8:03 a.m.**

**7. Discussion and Possible Action on an amendment to CU1826-2015 for Katzman Farms INC on PIN 010-0515-1122-000 near W3223 Hoffman Road. The proposed amendment is to construct an approximate 19,140 sq. ft. livestock housing facility without changing the total number of animal units.**

A roll call was taken, with Supervisors Jaeckel, Poulson, Foelker and Richardson signifying their attendance.

Strupp explained the request. He noted that the applicant is planning to add a transient barn for calf housing. It will not add to the total number of animals, and therefore the odor score will not change. Zangl went on to say that the original conditional use for intensive agricultural was approved in 2015 or 2016. A change such as the one proposed is generally taken just to the Planning and Zoning Committee for action, though it could be sent to public hearing if the Committee so chose. The Land and Water Conservation Department found the application to be complete. There was a motion by Supervisors Poulson/Richardson to approve the request. A roll call vote was taken, with Supervisors Poulson, Foelker, Richardson and Jaeckel all voting in favor of the request.

**The Committee left for the following site inspections:**

**8. Site Inspections for Petitions to be Presented in Public Hearing on August 17, 2023:**

**R4488A-23 & CU2100-23 – Daniel Simarron Tecalero & Paolo Rodriguez Perez:** Rezone 3.7 acres of PIN 020-0814-2422-001 (10 ac) with conditional use for a recreational facility including pony rides, petting zoo and party room at **W5245 Navan Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2101-23 – EOE Real Estate LLC, Owner/Jen O’Branovich, Petitioner:** Conditional use to allow outdoor events in an existing Business zone at **W9535 US Highway 12**, Town of Oakland, on PIN 022-0613-0731-001 (1.5 ac). This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

**CU2103-23 – George Jr & Paul Swart, Owners/One Energy Renewables, Petitioner:** Conditional use to allow a solar generation facility near **N1175 Old 26 Rd** on PINs 016-0514-2022-001 (19.773 ac) and 016-0514-1911-000 (51.283 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4489A-23 – Kim & Craig Foelker:** Create a 1.19-ac lot with existing home and buildings at **W2607 State Rd 106**, Town of Hebron, on PIN 010-0615-3643-000 (21.091 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2102-23 – Gregory Podkowinski:** Conditional use to allow three dogs as household pets in a Residential R-1 zone. The site is at **W1680 County Rd F** on PIN 026-0616-1714-003 (0.13 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

**9. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed on a voice vote, and the meeting adjourned at 10:07 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 at the Zoning Office 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.*