

**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: November 10, 2023
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
Room C1021

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:02 a.m.

2. Roll Call (Establish a Quorum)

At 8:00 a.m., Supervisors Poulson, Foelker, Jaeckel and Richardson were present. Also present from the Zoning Department were Matt Zangl and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

The Committee considered not visiting the sites for Petitions R4498A-23, R4499A-23 and R4500A-23.

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 Nass arrived, and at 8:30 the Committee left for the following site inspections:

7. Site Inspection for Crawfish River Solar, Beginning at N4695 State Rd 89 Substation, then to US Hwy 18 & W6682 County Road J

**(These sites will be visited amongst those slated for public hearing on November 16)*

8. Site Inspection on N7777 Ski Slide Road for Mike Herro's Request for Expanded Outside Storage, Town of Ixonia **(This site will be visited amongst those slated for public hearing on November 16)*

9. Site Inspections for Petitions to be Presented in Public Hearing on November 16, 2023:

(Did not visit) R4499A-23 – Kurt Wileman /Dane County Growers Property: Create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2111-23 – Michael & Sandy Janke/Shady Belle Acres LLC: Conditional use for a dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property is in an A-1, Agricultural zone; this is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

(Did not visit) R4500A-23 – Kevin Emrath: Create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

(Did not visit) R4498A-23 & CU2110-23 – Jon Gehler/Ebenezer Moravian Church: Rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2112-23 – Joseph Kondroski: Conditional use for storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4504A-23 – Jonathan Boche: Create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4505A-23 – Jonathan Boche: Rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4501A-23 – William & Laura Flood: Create two 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) **near N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4502A-23 – Daniel & Gwynn Novak: Rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4503A-23 – Robert & Dorothy Novak: Rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

10. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 11:23 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 C1040 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.