

MINUTES
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 15, 2024

TIME: 8:00 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** - The meeting was called to order by Supervisor Jaeckel at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – All Supervisors were present. Supervisor Richardson arrived at 8:04 a.m. Zoning staff present was Matt Zangl, Haley Nielsen and Shari Fischback.
3. **Certification of Compliance with Open Meetings Law** - Supervisor Jaeckel confirmed the meeting is in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made motion to approve agenda, seconded by Supervisor Foelker. Motion passed on voice vote, 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)** - None
6. **Communications** Zangl reported that the Whitewater Solar project completed their application with the PSC. The 180-day review period has begun. Approximately next Fall 2025 the PSC will come to a decision.
7. **Site Inspections for Petitions to be Presented in Public Hearing on November 25, 2024:**

CU2135-24 – James & Tammy Roth: Conditional Use to allow an extensive storage structure 986 sq. ft., 16 ft. high, in R-2 zone to replace existing shed at **W3111 Fairview Drive** in the Town of Jefferson, PIN 014-0615-0221-017 (.75 ac).

R4570A-24 – Mary Burke: Rezone to create two 2.0-acre lots at **N3981 County Road E** in the Town of Sullivan, PIN 026-0616-1423-000 (76 ac). The property is owned by Janice K. Blank Trust.

R4566A-24 – Mark D. & Eileen M. Lurvey Trust: Rezone from A-1 to N to create one 19.5-acre and one 15.3-acre parcel at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 (38 ac) and 004-0515-2731-017 (.66 ac) in the Town of Cold Spring.

R4567A-24 – Mark D. & Eileen M. Lurvey Trust: Rezone to create two 1-acre residential lots at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 (38 ac) and 004-0515-2731-017 (.66 ac). This will require transferring all A-3 parcel splits from PINs 004-0515-2743-000 (29 ac) and 004-0515-2734-000 (34 ac) in the Town of Cold Spring.

R4568A-24 – T & R Reeb Trust: Rezone to create a 2-acre net residential lot west of **W4640 Fremont Road** from PIN 004-0515-1812-000 (33 ac). This will require transferring all A-3 parcel splits from PINs 004-0515-1813-000 (35 ac), 004-0515-1814-000 (21 ac), 004-0515-1841-000 (51 ac) & 004-0515-1732-000 (39 ac) in the Town of Cold Spring.

R4569A-24 – T & R Reeb Trust: Rezone .14 acres from PIN 004-0515-1812-000 (33 ac) to be added to lot at **W4640 Fremont Road** to create a 1.64-acre total lot size in the Town of Cold Spring, PIN 004-0515-1812-003. (1.5 ac).

R4571A-24 – Lydia Stiemke: Rezone to create a 4.0-acre lot at intersection of **Rockdale Road & Woodside Road** in the Town of Sumner, PIN 028-0513-0624-000 (8 ac). The property is owned by Raymond G. Dalby.

8. **Adjourn** – Motion made by Supervisor Poulson seconded by Supervisor Foelker to adjourn at 10:11 a.m.
Motion passed on voice vote, 5-0

If you have questions regarding the petitions, please contact the Planning & Development 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 Planning & Development Department upon request.