

**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: January 19, 2024
TIME: 8:00 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 8:00 a.m

2. Roll Call (Establish a Quorum)

Committee member present were Supervisors Jaeckel, Poulson and Foelker. Supervisor Richardson & Nass were absent and excused. Also present were Zoning Department staff members Matt Zangl and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Approved 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

None

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on January 18, 2024:

R4512A-24 – Land Hunter LLC: Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4513A-24 – Land Hunter LLC: Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners: Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner: Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property: Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Site inspection for event venue parking at N2349 County Road D, Town of Hebron for Grace Foelker, on PIN 010-0515-0224-015.

R4515A-24 – Hartwick Brothers LLC: Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4516A-24 – Hartwick Brothers LLC: Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4517A-24 – Hartwick Brothers LLC: Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4514A-24 – Nicholas & Melanie Brock: Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2116-24 – Jeff Ciardo: Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisor Foelker/Poulson to adjourn the meeting. Motion passed 3-0 and the meeting adjourned at 9:45am.

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.