

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: March 14, 2025

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)** – Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson was absent. Zoning staff present were Matt Zangl, Sarah Elsner, Trevor Quandt and Sharyl Fischback and Joe Strupp, Resource Conservationist from the County Land & Water Conservation Dept.
3. **Certification of Compliance with Open Meetings Law-** Supervisor Poulson 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)** – There was no public comment.
6. **Communications** – Zangl introduced new Zoning Tech employee Trevor Quant.
7. **Discussion and Possible Action on an amendment to CU1918-2017 for Dolph Dairy LLC at N7855 County Road G, PIN 030-0813-2531-000 in the Town of Waterloo. The amendment relates to a new waste storage facility and will not affect the permitted animal units. This is an ATCP 51 regulated facility.**
Committee Member roll call was taken. Zangl provided an overview of the amendment. Joe explained that the request is for a new manure tank with animal units remaining the same and that the plans have been reviewed and determined to be complete by Land & Water Department. Motion to approve was made by Jaeckel/Foelker. Motion carried on roll call voice vote 4-0. Supervisor Richardson was absent.
8. **Site Inspections for Petitions to be Presented in Public Hearing on March 27, 2025:**
Committee left for site inspections at 8:06 am

CU2156-25 – Anthony & Angela Caminata: Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

R4593A-25 – Eric Gustafson: Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac)., in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4591A-25 – Barry & Pauline Stephan: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4588A-25 & CU2152-25 –Arthur Krueger Trust: Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.).

R4594A-25 & CU2153-25 –Arthur Krueger Trust: Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac).

R4590A-25 – David Rehm: Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2159-25 – David H Gorton: Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

R4592A-25 – Helen M Weihert: Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2158-25– CRW Company LLC: Conditional Use to allow for a landscape supply business in C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2157-25 – Brummond Trust: Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2155-25– Gallitz Trust: Conditional Use to allow for a mineral extraction mining operation in A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2154-25 – Beer Cave Properties LLC: Conditional Use to allow for a barndominium in B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

9. **Adjourn** – Motion made by Supervisor Foelker seconded by Supervisor Poulson to adjourn at 10:53 a.m. Motion passed on voice vote, 4-0.

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 accommodation 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.