

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

ROOM 203, JEFFERSON COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JULY 30, 2018

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings**
- 4. Approval of the Agenda**
- 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)**
- 6. Approval of June 21, June 25, July 13 and July 19 Meeting Minutes**
- 7. Communications**
- 8. June Monthly Financial Report for Land Information Office-Andy Erdman**
- 9. June Monthly Financial Report for Register of Deeds Office-Staci Hoffman**
- 10. July Monthly Financial Report for Zoning-Matt Zangl**
- 11. Discussion and Possible Action on the 2019 Planning and Zoning Department Budget**
- 12. Discussion on Solar Farm Permitting Process**
- 13. Discussion and Possible Action on Salvage Yard Licensing**
- 14. Discussion Regarding the Appeal of Daybreak Foods Inc Conditional Use Permit CU1943-18, Town of Lake Mills to the State of Wisconsin Livestock Facility Siting Review Board**
- 15. Discussion and Possible Action on Koshkonong Lake Estates, Town of Koshkonong**
- 16. Discussion and Possible Action on R4069A-18 for Brent and Regina Mosher, Town of Waterloo, Presented in Public Hearing on June 21 and Subsequently Postponed for Redesign**
- 17. Discussion and Possible Action on Petitions Presented in Public Hearing on July 19, 2018:**

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/ RURAL RESIDENTIAL

R4071A-18 – Craig Frohmader/Robert & Marilyn Frohmader Trust Property: Create a 2-acre building site on **County Road Q** in the Town of Aztalan from part of PIN 002-0714-1711-000 (53.05 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4072A-18 – David A Staude: Create a 3-acre lot around the farm buildings at **N7253 Woody Lane**, Town of Concord, from part of PIN 006-0716-0412-000 (46.94 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4073A-18 – Robert Fry: Create a 5-acre farm consolidation lot with existing home and farm buildings at **N5880 County Road D** in the Town of Farmington, part of PIN 008-0715-2341-000 (40.161 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4074A-18 – Jason & Jennifer Schroedl: Create a 2.0565-acre lot around the home and buildings at **N5060 Christberg Road**, Town of Farmington, on PIN 008-0715-3141-000 (38.4 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4076A-18 – Damrow Trust, c/o Donna Christian: Create a 3-acre lot with the home at **W1811 & W1813 State Road 16** from part of PIN 012-0816-1744-000 (35 Acres). The site is in the Town of Ixonia. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4077A-18 – Anthony & Karen Schadt: Create a 3-acre farm consolidation lot around the home and buildings at **N8741 Kelm Lane** in the Town of Watertown from part of PIN 032-0814-1324-000 (26 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL AND A-2, AGRICULTURAL AND RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4075A-18 – Samuel & Kenlon Meyers: Create a 9-acre farm consolidation and lot combination around the home and buildings at **W3930 State Road 106** in the Town of Hebron from part of PINs 010-0615-3331-000 (21.8765 Acres) and 010-0615-3334-002 (10.986 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R4078A-18 – Dan Zastrow: Rezone part of PIN 018-0713-3622-000 (40 Acres), and all of PINs 018-0713-3623-000 (40 Acres) and 018-0713-3632-000 (53.128 Acres) near **Mud Lake Road** in the Town of Lake Mills to create an approximate 110-acre Natural Resource zone. This is being done in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU1950-18 – John Schwarz: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **W5867 Hedrick Drive**. This is on PIN 016-0514-1513-005 (1.386 Acre) in the Town of Koshkonong. This is being done in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1951-18 – Tim Haversack/Timothy Haversack & Julie Zander Property: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N9672 Oak Hill Road**. This is on PIN 032-0815-0221-007 (1.41Acres) in the Town of Watertown. This is being done in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

ZONING ORDINANCE TEXT AMENDMENT

R4079T-18 – Jefferson County: Text amendment to Sec. 11.05, 11.09 and 11.11 of the Jefferson County Zoning Ordinance in order to comply with Wisconsin Statutes regarding conditional use permits, variances, substandard lots and non-conforming structures.

18. Discussion on Prime/Non-Prime Areas and Available Splits

19. Workshops for Local Planning and Zoning Officials-August 30 and September 27, Middleton Public Library

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

August 20, 10:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 23, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 28, 10:00 a.m. – Decision Meeting in Courthouse Room 203

September 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

22. Adjourn

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.