

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, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, OCTOBER 29, 2018

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 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 September 20, September 24, October 12 and October 18 Meeting Minutes**
- 7. Communications**
- 8. September Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. September Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 10. October Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion on Solar Energy Facilities**
 - Resolution from the Town of Concord**
- 12. Discussion Regarding Entering into a Contract with SRF Consulting Group Inc to Update the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan**
- 13. Discussion and Possible Action Recognizing Climate Change and Urging Congress to Levy a Revenue-Neutral Fee on Carbon in Fossil Fuels**
- 14. Discussion and Possible Action on Request to Modify Approval for R3393A-09, Steven & Jody Knoebel, County Road D, Town of Farmington**
- 15. Discussion and Possible Action on Petition R4086A-18 for Bill Stroupe, Presented in Public Hearing on August 23 and Subsequently Postponed**
- 16. Discussion and Possible Action on Petition R4088A-18 for Gordon Goers, Presented in Public Hearing on August 23 and Subsequently Postponed**

17. Discussion and Possible Action on Petitions Presented in Public Hearing on October 18:

R4101A-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property: Rezone 7.16 acre of PINs 030-0813-3614-000 (54.949 Ac) and 030-0813-3614-002 (0.698 Ac) in the Town of Waterloo, and 020-0814-3123-003 (9.032 Ac) in the Town of Milford. The site is at **W7312 Manske Road**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1960-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property: Conditional use to allow a landscape/lawn care business in a proposed A-2 zone at **W7312 Manske Road**. The site is in the Towns of Waterloo and Milford, part of PINs 030-0813-3614-000 (54.949 Ac), 030-0813-3614-002 (0.698 Ac) and 020-0814-3123-003 (9.032 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4102A-18 – S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan Property: Rezone approximately 22 acres of PIN 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac) on **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1961-18- S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan Property: Conditional use allowing storage of contractor's equipment and materials/storage of fireworks, racks and equipment for the displays. The site is near **County Road E** in the Town of Sullivan, on PINs 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4103A-18 – Brian Neumann/HHL Zastrow Homestead LLC Property: Rezone approximately 0.03 acres of PIN 006-0716-0922-000 (32.477 Ac) in the Town of Concord to add it to an existing adjoining A-3 zone at **N6830 County Road E**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4104A-18 – Ronald E Hahm/David Hahm Properties: Rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4105A-18 – Jim Baker & Nancy Aguire deBaker/Juan & Leah Zalapa Property: Rezone approximately 1 acre of PIN 014-0614-1824-000 (40 Ac) for a new building site near **N3942 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4106A-18 – Todd Tesch/Phyllis Salamone Property: Create a 1.05-ac building site on **County Road A** in the Town of Sumner from part of PIN 028-0513-0424-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4107A-18 – Gary & Jessica Hellenbrand: Rezone 2.3 acres of PIN 030-0813-3131-000 (40 Acres) around the home at **N7477 County Road O** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4108A-18 – Eggert Acres LLC: Create a 15-acre Natural Resource zone from part of PIN 020-0814-2041-000 (40 Ac) near **West Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4109A-18 – Mark Reinecke: Rezone to create two, 1.8-ac R-1 lots near **N1108 Olson Rd** in the Town of Sumner from part of PIN 028-0513-1942-000 (12.3 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU1962-18 – Kenneth & Sue Havlovick: Request for an addition/modification to CU1777-14 and CU1269-04 which created an extensive on-site storage structure in a Residential R-2 zone. The site is in the Town of Cold Spring on PIN 004-0515-2833-001 (1.259 Ac) at **N516 Fremont Rd**. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1963-18 – John Hoffmann: Request for modification to CU1388-06 which allowed for storage of non-farm equipment in an A-2, Agricultural and Rural Business zone at **W2712 State Road 59**. This site is in the Town of Cold Spring on PIN 004-0515-2534-000 (2.439 Ac), and is requested in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1964-18 – Jeremy Furrer/WEPCO Property: Conditional use for business services, including audio/video, security and smart home installation on PIN 010-0515-0222-001 (1.16 Ac) in the Town of Hebron. The site is along **N2457 County Road D** in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU1965-18 – Glenn & MaryAnn Manke: Conditional use to allow for outside storage in an A-2 zone at **N8460 Pleasant Valley Road**. The site is in the Town of Watertown on PIN 032-0815-2422-009 (7.84 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1967-18 – Jacob Wegner: Conditional use to allow two additional duplexes in a Residential R-2 zone at **W3266/W3268 Oak Hill Rd**, Town of Watertown. The site is part of PIN 032-0815-0222-007 (3.003 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

November 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
November 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
November 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203
December 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
December 20, 7:00 p.m. – Public Hearing in Courthouse Room 205
December 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203?

20. 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.jeffersoncountynwi.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.*