

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:30 A.M. ON MONDAY, JUNE 27, 2016**

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the 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 May 31, June 13 and June 16 Committee Minutes**
- 7. Communications**
- 8. May Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. June Monthly Financial Report for Zoning – Rob Klotz**
- 10. Request for Holding Tank Waiver for JTO Properties at W2763 East Gate Drive in the Town of Watertown**
- 11. Request by M A Mortenson Company for Outside Storage in an Industrial Zone at W1265 Linden Road, Town of Ixonia**
- 12. Private On-Site Waste Treatment System Maintenance Letter Issued to PIN 241-0714-3531-043 in the City of Fort Atkinson**
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2016:**
  - R3890A-16 – Robert Wagner/Jane Wagner Property - Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).
  - R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property - Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac).
  - R3892A-16 – Sharilyn DeGolier - Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).
  - R3893A-16 – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)

R3894A-16 – Steve Saniter/Rachel Raether LE Property - Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property- Rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford.

R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property - Rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd**.

R3897A-16 – Nancy Hook- Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property - Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd**.

R3899A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property - Rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan.

R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property - Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac)

R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord.

R3903A-16 – Jefferson County/Donald & Bonnie Lott Property - Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord.

R3904A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac).

R3905A-16 – John & Brenda Soden/Charles Soden Trust Property - Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac).

R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra.

R3907A-16 – Scott & Connie Vinz - Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac).

R3908A-16 – Scott & Connie Vinz - Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown.

CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

CU1879-16 – Daniel Rueth - Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

CU1881-16 – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

CU1882-16 – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**16. 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](http://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.*