

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, NOVEMBER 28, 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 October 31, November 14 and November 17, 2016 Committee Minutes**
7. **Communications**
8. **October Monthly Financial Report for Land Information Office – Andy Erdman**
9. **November Monthly Financial Report for Zoning – Rob Klotz**
10. **Discussion and Possible Action on Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard’s Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan**
11. **Discussion and Possible Action on Petition R3932A-16 for Samantha Speich/Alfred & Sandra Speich Property, Presented in Public Hearing on October 20 and Subsequently Postponed: Create a 1-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres)**
12. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 17, 2016:**

**FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R3936A-16 & CU1896-16 – Thomas A & Betty J Hardy: Rezone PIN 004-0515-2711-006 (2.296 Ac) at **N819 Howard Road**, Town of Cold Spring with CUP to allow, under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises & under Conditional Uses kk. Bed and Breakfast.

**FROM A-1, EXCLUSIVE AGRICULTURAL AND R-2 RESIDENTIAL TO A-2,
AGRICULTURAL AND RURAL BUSINESS**

R3937A-16 & CU1897-16 – Thomas A & Betty Hardy: Rezone all of PIN 004-0515-2711-004 (22.849 Ac) with CUP under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises and under 11.04(f)7 Conditional Uses rr. Farm store, also including a restaurant as an ag-related use of produce and animals grown on the farm. The site is at **N831 Howard Road** in the Town of Cold Spring.

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

R3938A-16 – Curt & Lottie Stenjem: Create a 1-acre building site on PIN 018-0713-3132-001 (7.585 Ac) near **W9697 Britzke Road** in the Town of Lake Mills.

**FROM A-1, EXCLUSIVE AGRICULTURAL AND A-2, AGRICULTURAL AND RURAL
BUSINESS TO ALL A-2**

R3939A-16 – Timothy Otterstatter: Create a 1.49-acre lot around the buildings at **W2771 East Gate Drive** from PIN 032-0815-1231-000 (37.14 Ac) in the Town of Watertown.

CONDITIONAL USE PERMIT APPLICATIONS

CU1898-16 – Adam & Megan Schuett: Allow a commercial stable of 10 or more horses at **N3803 Duck Creek Rd**, Town of Jefferson on PIN 014-0615-1441-000 (36.492 Ac). The property is zoned A-1, Exclusive Agricultural.

CU1899-16 – Scott Construction Inc: Allow expansion of mineral extraction and processing including occasional use of a portable asphalt mix plant under Sec. 11.05(c) for the existing pit and operations originally approved under CU1447-06 and also as required by NR135, on PINs 014-0614-1921-002 (9.99 Ac), 014-0614-1923-002 (21.972 Ac), 014-0614-1924-001 (38.852 Ac) and 014-0614-1931-001 (20 Ac). The site is in an A-1, Exclusive Ag zone at **W7161 County Road J**, Town of Jefferson,

CU1900-16 – Steven J Statz: Allow an extensive on-site storage structure of 1,200 square feet, 17 feet in height in a Residential R-2 zone at **N8878 River Rd**. The site is on PIN 032-0815-1411-002 (3.032 Ac) in the Town of Watertown.

CU1901-16 – Joan Key & Tammy Henningsen: Allow a kennel for up to ten dogs in an A-1, Ag zone at **W4285 County Road B**, Town of Farmington on PIN 008-0715-1712-001 (2.357 Ac).

CU1902-16 – Steve and Jody Knoebel: Allow a commercial kitchen as an ag-related use, defined by the ordinance under 11.04(f)6 under Conditional Use d. for processing and sales of farm-grown produce and fruit-based products in the existing farm store at **N5648 South Farmington Rd**. The property is in the Town of Farmington in an A-1, Exclusive Ag zone on PIN 008-0715-2434-000 (25 Ac).

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

December 12, 2016, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 15, 2016, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 9, 2017 – Decision Meeting in Courthouse Room 203

Friday, January 13, 2017, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 19, 2017, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

15. 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.