

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, JANUARY 9, 2017

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 November 28, December 12 and December 15, 2016 Committee Minutes
7. Communications
8. Discussion and Possible Action on a Potential 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
9. Discussion and Possible Completeness Determination on Application for Expanded Livestock Facility by Cold Spring Egg Farm, Town of Palmyra
10. November 2016 Monthly Financial Report for Land Information Office – Andy Erdman
11. December 2016 Monthly Financial Report for Zoning – Rob Klotz
12. Discussion and Possible Action on Development of an Ordinance Regulating Beekeeping
13. Discussion and Possible Action on Mini-Pigs Being Designated as Household Pets
14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2016:

R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property: Rezone PIN 016-0513-3341-000 (122.13 Acres) to A-2, Agricultural and Rural Business to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

R3941A-16 – Jeff Gaal: Rezone to A-3 to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord.

R3942A-16 – Steve Wareham/Wareham Properties IS LLC: Create a 3-acre A-3 farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac A-3 building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

R3944A-16 – John & Sally Mason: Create a 1.2-ac A-3 farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra.

R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. The sites are in the Town of Koshkonong.

R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong

R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**.

R3948A-16 – Fred Heckel: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord.

R3949A-16 – Fred Heckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord.

CU1903-16 –Brenda Seeber: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential.

CU1904-16 – Glenn & Linda Wegner: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural.

CU1905-16 – Kathy & Steven Hatch: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres).

CU1906-16 – Jacob & Katie Bowling: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

January 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
January 19, 7:00 p.m. - Public Hearing in Courthouse Room 205
January 30, 8:30 a.m. - Decision Meeting in Courthouse Room 203
February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
February 16, 7:00 p.m. - Public Hearing in Courthouse Room 205
February 20 OR February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

17. 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.jeffersoncountyiwi.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.