

**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 30, 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 January 9, January 13 and January 19 Committee Minutes
7. Communications
8. December 2016 Monthly Financial Report for Land Information Office – Andy Erdman
9. January 2017 Monthly Financial Report for Zoning – Rob Klotz
10. Discussion and Possible Action on Request by Kelsey Sambs to Consider a Lot Line Adjustment on PIN 022-0613-2812-002 in the Town of Oakland
11. Discussion and Possible Reconsideration Action on Zoning Amendment R2958A-04 for Richard and Margaret Hawk on PIN 030-0813-1013-001, Town of Waterloo
12. Discussion and Possible Action on Petitions Presented in Public Hearing on January 19:

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

**R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property:** Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

**R3951A-17 – Ron McDermott/RSM Rentals LLC Property:** Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

**R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust:** Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

**R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property:** Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

**R3713A-17 – Kathy Zimmerman/Harold & Carol Deback Trust Property:** Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-

0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

**R3954A-17 – Mitchell Patterson/Dow Didion Trust Property:** Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37Acres). The site is near **State Road 106** in the Town of Sullivan.

**R3955A-17 – Mitchell Patterson/Dow Didion Trust Property:** Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

**CU1907-17 – Lois M Johnson Trust & Big J Farms Property:** Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

**CU1908-17 – Robert Owen:** Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

**13. Possible Future Agenda Items**

**14. Upcoming Meeting Dates**

**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 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203**

**March 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203**

**March 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**March 27, 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](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.*