

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION 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
8:00 A.M. ON FRIDAY, JULY 14, 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. **Communications**
7. **Site Inspections for Petitions to be Presented in Public Hearing on July 20, 2017:**

R3981A-17 – Ronald & Lori Draeger: Create a 3-ac farm consolidation lot at **N7543 County Road O**, a 1-ac lot around the home at N7533 County Rd O and a 1-ac vacant lot adjacent. These lots are proposed from PIN 030-0813-3124-000 (40 Ac) in the Town of Waterloo, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3983A-17 – Ryan & Meliza Ritacca: Rezone to create a 2.5-acre lot around the buildings at **N8937 County Road E**, a 1.3-acre building site and a 2-acre building site adjacent. The proposal is in the Town of Watertown, on PIN 032-0815-1133-003 (12.27 Ac), and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3982A-17 – Rodney Johnson: Create a 6-acre building site on County Road E from part of PIN 032-0815-1444-000 (40.816 Acres) in the Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1923-17 – James & Stacy Hill: Conditional use for a 1,080 sq ft, 16-ft high extensive on-site storage structure in a Residential R-2 zone at **N8589 River Rd**, Town of Watertown. The site is on PIN 032-0815-1343-002 (6 Ac); this is being requested in accordance with Sec. 11.04(f)2 Conditional Uses j. of the Jefferson County Zoning Ordinance.

CU1922-17- Art & Leslie Boettcher: Conditional use for a duplex on PIN 012-0816-2513-051 along **Madison Ave** in the Town of Ixonia, on PIN 012-0816-2513-051 (0.459 Ac). This proposal is in a Community zone, and is being done in accordance with Sec. 11.04(f)9 Conditional Uses f. of the Jefferson County Zoning Ordinance .

R3980A-17 – Curtis Pernat: Rezone a 1.1581-acre lot on **Rockvale Road** on PIN 012-0816-2733-000 (35.19 Acres) by consolidation of parcels of record from 012-0816-2732-000 (35.31 Acres). This is in the Town of Ixonia, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3987A-17 – Pete Gross/Land Hunter LLC: Create a 1-acre farm consolidation lot at **N3698 Rome Oak Hill Rd** and two, 3-acre vacant building sites adjacent, from PINs 026-0616-1744-000 (40 Ac) and 026-0616-2011-001 (20 Ac). The sites are in the Town of Sullivan, and in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3988A-17 – Pete Gross/Land Hunter LLC: Rezone to create a 14-acre Natural Resource zone from part of PINs 026-0616-1744-000 (40 Ac), 026-0616-2011-004 (0.2 Ac) and 026-0616-2122-002 (0.28 Ac) in the Town of Sullivan. The property is on **Rome Oak Hill Rd**; this is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3989A-17 – Pete Gross/Land Hunter LLC: Create two, 2-acre vacant building sites on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3990A-17 – Pete Gross/Land Hunter LLC: Rezone 15 acres for a Natural Resource zone on **Rome Oak Hill Rd** in the Town of Sullivan, from PINs 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3984A-17 – Dan Marks/Richwood Ranch LLC: Create a 2-acre building site with existing farm buildings on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2821-000 (24.11 Ac). This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

R3985A-17 – Dan Marks/Richwood Ranch LLC: Create a 2-acre farm consolidation lot at **N3281 Rome Oak Hill Rd**, one 4-ac and one 2-ac vacant lot, all from part of PINs 026-0616-2824-000 (34.31 Ac) and 026-0616-2821-000 (24.11 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3986A-17 – Dan Marks/Richwood Ranch LLC: Rezone to create a 31.5-acre Natural Resource zone from part of PINs 026-0616-2824-000 (34.31 Acres) and 026-0616-2842-001 (30 Acres) on **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3991A-17 – Paul Holt/ Bernard Gilbert Property: Create a 3.2-acre building site on **Carlin Trail** in the Town of Palmyra from PIN 024-0516-2424-000 (32 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3992A-17 – Paul Holt/Bernard Gilbert Property: Create a 4.1-ac A-2 zone on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1921-17- Paul Holt/Bernard Gilbert Property: Conditional use in the proposed A-2 zone to allow for veterinary facility/dog kennel/ dog training on **Carlin Trail** on PIN 024-0516-2424-000 (32 Acres). The Town of Palmyra proposal is in accordance with Sec. 11.04(f)7. Conditional Uses x. of the Jefferson County Zoning Ordinance.

R3979A-17 – Brian Allen: Create a 1-acre building site on **Piper Road** from part of PIN 004-0515-2244-001 (5.289 Acres) in the Town of Cold Spring in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3978A-17 – Ronald Ulsberger: Rezone 0.51 acre of PIN 014-0615-0212-007 (10.55 Acres) to add it to an adjoining A-2 zone near **W3092 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

8. Ajourn

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.