

**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, JULY 24, 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 June 26, July 14 and July 20, 2017 Committee Meeting Minutes**
7. **Communications**
8. **June Monthly Financial Report for Land Information Office – Andy Erdman**
9. **July Monthly Financial Report for Zoning – Rob Klotz**
  
10. **Discussion and Possible Decision on Determination of Completeness for Kevin Horack Livestock Siting, Intensive Ag Hog Operation, 2017 Update to CU996-00 on PIN 032-0815-3434-000 in the Town of Watertown. This amendment is to increase animal numbers to 825 animal units, and add new confinement housing.**
  
11. **Discussion Regarding the 75-foot Wetland Setback in an Existing R-1 Zone for New Multi-Family Development with Conditional Use as required for subdivisions by the Agricultural Preservation Land Use Plan**
  
12. **Discussion and Possible Decision on the Request for Holding Tank Waiver on the Charles Schaller Property at W8679 White Crow Rd, Town of Sumner on PIN 028-0513-2112-012**
  
13. **Discussion and Possible Decision on the Request for Holding Tank Waiver on the Jefferson County Salt Shed Property at N6496 County Shop Road, Town of Concord on PIN 006-0716-1521-001**
  
14. **Discussion and Possible Decision on the Request for Temporary Holding Tank Waiver on Jellystone Park Condominium Property at N551 Wishing Well Lane, Town of Koshkonong, on PIN 016-0513-2533-242**
  
15. **Discussion and Possible Decision on the Request by Robert and Margaret Kozub to Reconfigure the 2-Acre A-3 Lot at N4153 Bear Hole Road, Town of Jefferson, PIN 014-0615-1612-001**
  
16. **Discussion and Possible Decision on the Request to Reconfigure PIN 024-0516-1022-001 owned by the Jay and Janet Slaughter Trust in the Town of Palmyra in Order to Add to an Adjoining A-3 Zoned Lot**
  
17. **Discussion and Possible Decision on the Request by Kathy Zimmerman for Lot Line Adjustment at N6815 County Road Q on PIN 020-0714-0922-004, Town of Milford**
  
18. **Discussion and Possible Decision on Salvage Yard Licenses**
  
19. **Discussion and Possible Decision on Petitions Presented in Public Hearing on July 20, 2017:**  
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.

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.

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.

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.

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.

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.

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.

#### **FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

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.

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.

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.

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 .

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.

R3993T-17 - Jefferson County: Text amendment to Sec. 11.10 Shoreland Provisions of the Jefferson County Zoning Ordinance in order to comply with NR115 Administrative Rule, and Acts 167 and 391 adopted by the State Legislature on March 23 and April 27, 2016.

## **20. Possible Future Agenda Items**

### **21. Upcoming Meeting Dates**

**August 11, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203**

**August 17, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**August 28, 8:30 a.m. - Decision Meeting in Courthouse Room 203**

**September 15, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203**

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

**September 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203**

### **22. 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.jeffersoncountyi.gov](http://www.jeffersoncountyi.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.*