

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

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 MONDAY, JUNE 13, 2016**

1. Call to Order

The meeting was called to order by Chairman Nass at 8 a.m.

2. Roll Call (Establish a Quorum)

Nass, Reese, Rinard and Jaeckel were present. David was absent and excused. Rob Klotz, Matt Zangl and Sharon Ehrhardt from the Zoning Department were in attendance.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of the Agenda

No changes were proposed to 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)

There was no public comment.

6. Communications

There were no communications.

The Committee, Klotz and Zangl left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on June 16, 2016:

R3890A-16 – Robert Wagner/Jane Wagner Property to create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).

R3899A-16 & R3900A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property/ Debbie Reece Trust Property to rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan. Also to negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

R3893A-16 – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)

R3894A-16 – Steve Saniter/Rachel Raether LE Property to create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

R3892A-16 – Sharilyn DeGolier to rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).

R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property to rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd.**

R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property to rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford as consolidation of parcels of record.

R3907A-16 & R3908A-16 – Scott & Connie Vinz to rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac) and to create a 2.6-ac Natural Resource zone from that same parcel.

CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

R3901A-16, R3902A-16 & R3903A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac). Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from that same parcel. Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on the property.

CU1882-16 – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

CU1881-16 – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

R3904A-16, R3905A-16, R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac). Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** from that same PIN. Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln**.

CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property to create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac).

CU1879-16 – Daniel Rueth: Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property to create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd.**

R3897A-16 – Nancy Hook to create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

8. Adjourn

Motion by Reese, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote.

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.