

**AGENDA**  
**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 FRIDAY, JANUARY 13, 2017**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:02 a.m.

**2. Roll Call (Establish a Quorum)**

All members were present.

**3. Certification of Compliance with the Open Meetings Law**

Reese certified that the meeting was being held in compliance with the Open Meetings Law.

**4. Approval of the Agenda**

Motion by Jaeckel, seconded by David to approve the agenda. The motion passed on a voice vote with no objection.

**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 was no communications.

**7. Site Inspections for Petitions to be Presented in Public Hearing on January 19, 2017:**

Site inspections began at 8:03.

**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).

**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.

**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**.

**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).

**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).

**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.

**8. Adjourn**

Motion by Jaeckel, seconded by David at 10:06 a.m. to adjourn. The motion was carried on a voice vote with no objection.

  
Don Reese, Secretary

**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.*