

**MINUTES OF
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, APRIL 7, 2017**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

David was absent and excused at 8 a.m. All other Committee members were present. Also present from the Zoning Department were Rob Klotz and Matt Zangl.

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

There were no changes proposed.

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 will be no site inspections other than those coming up on public hearing of April 20.

Nass asked about the April 19 Wis Line which will be held in Room 203 of the Courthouse. Klotz explained.

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on April 20, 2017:

R3959A-17 – Michael Klein to create a 6-acre A-3, Agricultural/Rural Residential building site along South Farmington Rd from PINs 008-0715-3644-000 and 008-0715-3643-000, Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3906A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at W1682/W1684 County Road P and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 and 012-0816-2014-000, Town of Ixonia.

R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property to create a 2-acre A-3, farm consolidation lot around the buildings at N4809 Christberg Rd in the Town of Jefferson from PIN 014-0615-0612-000 in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property to rezone three, 2-acre A-3 building sites on Mack Ln from PIN 016-0514-0111-001 in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3963A-17 – David & Diana Schroeder to rezone two, 0.503-acre areas from PIN 018-0713-3343-003, each to be added to an existing A-3 zone on Hope Lake Rd in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 and 018-0713-3313-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3964A-17 – Bernard Gilbert to create a 2.2-acre and a 2.1-acre A-3 building site on Carlin Trail from PIN 024-0516-2424-000 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3965A-17 – Bernard Gilbert to create a 2-acre A-3 building site on State Road 59 from PIN 024-0516-2413-000 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3966A-17 – Bernard Gilbert to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 and 024-0516-2424-000 near W281 State Road 59 in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property to rezone 2.2 acres of PIN 002-0714-1941-002 to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, near N5845 Harvey Rd.

CU1917-17 – Justin Thiede for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at N2811 Monarch Ln, on PIN 016-0614-3113-000 in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU1918-17 – Chet Dolph/D&P Dolph Trust Property to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at N7841 County Rd G in the Town of Waterloo on PIN 030-0813-2531-000 in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried, and the meeting adjourned at 11:05 a.m.



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.

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.