

**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, SEPTEMBER 26, 2016**

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 August 29, September 12 and September 15, 2016 Committee Minutes
7. Communications
8. August Monthly Financial Report for Land Information Office – Andy Erdman
9. September Monthly Financial Report for Zoning – Rob Klotz
10. Final Subdivision Plat Review for Shorewood Hills Northwest
11. Review and Possible Decision on Modification to CU456-91 for Reduction on Unit 7, PIN 022-0613-0742-067 in the Town of Oakland to Go from Six Units to Two Units
12. Discussion and Possible Action on Petition R3914A-16 for Wilbur Miller on PIN 008-0715-0222-002, Presented in Public Hearing on August 18 and Postponed by the Committee on August 29, 2016
13. Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2016:

**R3921A-16 & CU1888-16 – Valley View Recreation Club Inc:** Rezone PINs 022-0613-3024-000 (32 Ac), 022-0613-3013-001 (4.8 Ac), 022-0613-3021-002 (15.435 Ac) and 022-0613-3031-000 (2.1 Ac) with conditional use to sanction the existing campground and allow for associated activities under storage of non-farm equipment, public & semi-public uses, tourist rooming house, recreational facility related to open space uses, recreation facility, conference center, banquet hall and event facility. The site is in the Town of Oakland at **N3080 East Rockdale Rd.**

**R3822A-16 – George Sayre:** Rezone to allow for the creation of a 1.9-ac lot around the home at **W6892 County Road J** in the Town of Jefferson from PIN 014-0614-1732-000 (36.6 Ac) and 014-0614-1733-000 (39.4 Ac).

**R3823A-16 – Michael Wells/Raymond & Lucille Wells Trust Property:** Create a 1.2-ac lot around the home at **W7602 Island Church Rd** from PIN 030-0813-1333-000 (39.229 Ac) and a 5.8-acre lot around the farm buildings across the road on PIN 030-0813-2422-000 (40 Ac). The site is in the Town of Waterloo.

**R3824A-16 – Michael Burow:** Create a 1.2-ac building site on **Riess Rd** in the Town of Aztalan from part of PIN 002-0714-2733-003 (5.431 Ac).

**R3825A-16 – Carol Gross:** Rezone to create a 1-ac building site on **Popp Rd** from part of PIN 002-0714-2842-000 (16.113 Ac) in the Town of Aztalan.

**R3826A-16 & R3827A-16 – Michael Burow & Carol Gross:** Create a 1.8-ac building site on Riess Rd, a 4-ac A-3 zone around the home at **W6064 Riess Rd** and a 5.6-ac Natural Resource zoned lot adjacent, all from PIN 002-0714-2733-000 (46.3 Ac) in the Town of Aztalan.

**R3828A-16 - Dennis Jones/Jerry Brokl & Dennis Jones Property:** Rezone 10 ac of PIN 016-0514-0232-000 (40 Ac) for transfer of ownership. The site is in the Town of Koshkonong on **Bark River Rd**.

**CU1889-16 – Emmanuel Valadez/Steve & Theresa Schluter Property:** CU to allow for an extensive on-site storage structure in a Community zone on PIN 004-0515-1921-001 (5.445 Ac). The property is along **County Road N** in the Town of Cold Spring.

**CU1890-16 – Emmanuel Valadez/Steve & Theresa Schluter Property:** CU to allow for applicant’s semi-truck storage, repair and maintenance on **County Road N** in the Town of Cold Spring from part of PIN 004-0515-1921-001 (5.445 Ac). The property is zoned Community.

**CU1891-16 – Daniel Dudley:** CU for an extensive on-site storage structure in a Residential R-1 zone at **N4047 Marina Ln**, Town of Oakland, on PIN 022-0613-1811-025 (1.46 ac).

**CU1892-16 – Ryan Dehnert/B2B Lawns LLC Property:** Conditional use to allow retailing that is freestanding in an Industrial zone at **N8656 Jefferson Rd**, Town of Watertown on PIN 032-0815-1731-002 (1.43 Ac).

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

- October 17, 8:00 a.m. – Site Inspections Beginning Courthouse Room 203**
- October 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**
- October 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203**
- November 14, 8:00 a.m. – Site Inspections Beginning Courthouse Room 203**
- November 17, 7:00 p.m. – Public Hearing in Courthouse Room 205**
- November 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**16. 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.*