

**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 MONDAY, DECEMBER 12, 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. **Communications**
7. **Site Inspections for Petitions to be Presented in Public Hearing on December 15, 2016:**

**R3943A-16 – Nancy Harris:** Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

**R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property:** Rezone PIN 016-0513-3341-000 (122.13 Acres) from A-1 to A-2 in order to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

**R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties:** Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. The sites are in the Town of Koshkonong.

**R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property:** Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong

**R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property:** Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**.

**R3944A-16 – John & Sally Mason:** Create a 1.2-ac farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra.

**CU1905-16 – Kathy & Steven Hatch:** CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres).

**R3948A-16 – Fred Heckel:** Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord.

**R3949A-16 – Fred Heckel:** Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord.

**R3941A-16 – Jeff Gaal:** Rezone to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-14111-003. The sites are in the Town of Concord.

**CU1903-16 –Brenda Seeber:** Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential.

**R3942A-16 – Steve Wareham/Wareham Properties IS LLC:** Create a 3-acre farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

**CU1904-16 – Glenn & Linda Wegner:** CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural.

**CU1906-16 – Jacob & Katie Bowling:** Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural

## **8. 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.*