

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JUNE 25, 2018

- 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 May 21, June 15 and June 21 Meeting Minutes**
- 7. Communications**
- 8. May Monthly Financial Report for Land Information Office-Andy Erdman**
- 9. May Monthly Financial Report for Register of Deeds Office-Staci Hoffman**
- 10. June Monthly Financial Report for Zoning-Matt Zangl**
- 11. Discussion and Possible Action on a Request for Amendment of CU1826-15 for Katzman Farms Inc., Town of Hebron**
- 12. Discussion and Possible Action on Preliminary Plat Review for Koshkonong Lake Estates, Town of Koshkonong**
- 13. Discussion and Possible Action on a Request by Roy McDaniels for Further Review of His Wedding Venue Proposal**
- 14. Discussion and Possible Action on a Request by Mark and Bonnie Krause to Replace the Existing Home at N3165 County Road K in the Town of Jefferson at More than 100 Feet from its Existing Location**
- 15. Discussion and Possible Action on Petitions Presented in Public Hearing on June 21, 2018:**

R4061A-18 – Bryant Dahnert/Bryant Dahnert, Don Foltz Properties: Rezone all of PIN 016-0514-2022-002 (0.688 Ac) owned by Bryant Dahnert and 0.3 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1-acre A-3 zoned lot. The site is at **N1205 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

R4062A-18 – Richard Knoflicek/Knoflicek, Don Foltz Properties: Rezone all of PIN 016-0514-2023-003 (21.14 Ac) owned by Richard Knoflicek and 0.4 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1.1-acre A-3 zoned lot. The site is at **N1193 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1947-18 – Curt & Mary Peterson/Richard Knoflicek Property: Conditional use for a home occupation to create metal décor and signs in a proposed A-3 zone at **N1193 Garvert Lane**, Town of Koshkonong, on PIN 016-0514-2023-003 (0.688 Ac) and part of PIN 016-514-2023-000 (21.14 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4063A-18 – Andrew J Fincutter: Create a 2-acre A-2, Agricultural and Rural Business zone from part of PINs 032-0815-2743-000 (20 Ac) and 032-0815-2744-000 (20 Ac) near **N7780 Little Coffee Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1948-18 – Andrew J Fincutter: Conditional use for a home occupation/excavation business near **N7780 Little Coffee Road** in the Town of Watertown from part of PINs 032-0815-2743-000 (20 Acres) and 032-0815-2744-000 (20 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4064A-18 – Deborah Rockwell: Rezone 2 acres of PIN 004-0515-2143-002 (8.29 Acres) for a new building site on **Marshall Road** in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4065A-18 – Louis Garbelman: Create a 2.32-acre building site on **County Road B** from part of PINs 006-0716-1321-002 (29.259 Ac) and 006-0716-1324-000 (32.2 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4066A-18 – James Keller/Clem & Geneva Keller Trust: Create a 1-acre lot around the home at **N5345 Hillside Drive**, Town of Concord, on PIN 006-0716-2933-001 (19.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4067A-18 – Michael Quinn: Rezone for a new 4-acre building site on **County Road E** in the Town of Sullivan, part of PIN 026-0616-3414-000 (26.88 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4068A-18 – Steve Homann/Marvin & Marion Homann Property: Create a new 1.3919-acre building site near **N7379 State Road 89** in the Town of Waterloo from part of PIN 030-0813-3634-000 (29.68 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4069A-18 – Brent & Regina Mosher: Rezone to create a new 1.2-ac building site on **Veith Road** from part of PIN 030-0813-3023-001 (10 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4070A-18 – Wilbur Miller: Rezone to reconfigure an existing 4.5-acre A-3 zone, PIN 032-0815-1544-002 (4.51 Ac) by adding 0.8 acre of PIN 032-0815-1544-000 (55.29 Ac) currently zoned A-1 and by rezoning 0.8 ac of the existing A-3 zone to A-1. The site is in the Town of Watertown on **Witte Lane**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1949-18 – Donald & Barbara Williams: Conditional use to allow an extensive on-site storage structure 20 feet in height in a Residential R-2 zone at **N5493 Indianhead Drive**. The site is in the Town of Aztalan, part of PIN 002-0714-2642-006 (0.57 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

July 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 16 or August 23, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. 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.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.