

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, SEPTEMBER 12, 2016

1. **Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
2. **Roll Call (Establish a Quorum)**
Committee members present were Nass, David, Rinard and Jaeckel. Also present were Rob Klotz, Deb Magritz and Matt Zangl of the Zoning Department.
3. **Certification of Compliance with the Open Meetings Law**
Klotz verified that the meeting was being held in compliance with open meetings law requirements.
4. **Approval of the Agenda**
All Committee members present approved the agenda as presented.
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 were no communications.
7. **Discussion and Possible Decision on Final Plat Review for Balsam Hill Subdivision, Town of Watertown**
Klotz explained the process to date. Preliminary plat approval was given on November 30, 2015. Jim Morrow, County Surveyor reviewed the final submittal and came up with three comments. Mark Powers of Lake Country Engineering Inc noted that both the Town of Watertown and City of Watertown have approved the plat. He also affirmed that he would be sending out copies of the plat to all agencies involved. Motion by Jaeckel, seconded by David to approve the final plat of Balsam Hill Subdivision with the three corrections that Morrow suggested. Motion carried on a voice vote with no objection.
8. **Discussion and Possible Reconsideration of Petition R3913A-16 for George Ducklow, W4375 Ambrose Drive in the Town of Farmington, Due to DNR Change to Lot Line Location**
The petitioner discovered that DNR is requiring the new lot to have a maximum depth of 270 feet to stay north of his Managed Forest Law area. The Village of Johnson Creek requires dedication of an expanded right-of-way, Klotz also reported. A revised preliminary certified survey map was provided to the Committee. David made a motion,

seconded by Jaeckel to approve the preliminary CSM as presented. Motion carried on a voice vote with no objection.

The Committee left with Zangl at 8:06 on the following site inspections:

9. Site Inspections for Petitions to be Presented in Public Hearing on September 15, 2016:

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.

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.**

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).

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.**

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).

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.

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).

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.

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.

10. Adjourn

Motion by David, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:30 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.

