

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, OCTOBER 31, 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 September 26, October 17 and October 20, 2016 Committee Meeting Minutes**
7. **Communications**
8. **Discussion and Possible Decision on Treatment of After-the-Fact Approvals and Zoning Department Options for Legal Action**
9. **September Monthly Financial Report for Land Information Office – Andy Erdman**
10. **October Monthly Financial Report for Zoning – Rob Klotz**
11. **Review and Possible Decision on a Revision to the Final Plat of Shorewood Hills Northwest, Town of Lake Mills**
12. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 20, 2016:**
 - R3929A-16 – Duane Strauss: Rezone to create a 0.548-acre lot with the residence at **N8635 Highland Road**, and one of 0.495 acre with the residence at **N8627 Highland Road**, both in the Town of Watertown, from PIN 032-0815-1741-003 (16.198 Acres).
 - R3930A-16 – Charles Kerr: Rezone to allow a 3-acre farm consolidation in combination with a 2-acre lot to create a 4.99-acre A-3 zone around the home and buildings at **W3282 County Road B**. The property is in the Town of Farmington on PIN 008-0715-1423-000 (38.57 Acres).
 - R3931A-16 – C&L Trust: Create a 1-acre lot from part of PIN 008-0715-1941-000 (39 Acres) on **Wright Road** in the Town of Farmington.
 - R3932A-16 – Samantha Speich/Alfred & Sandra Speich Property: Create a 2-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres).
 - R3933A-16 – Chad Toedter: Rezone 2 acres of PIN 026-0616-3133-002 (7.212 Acres) for a building site on **Mehring Road** in the Town of Sullivan.

R3934A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-002 (18.88 Acres) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

R3935A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-000 (1.12 Acre) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

CU1894-16 – JTO Properties LLC: Conditional use to revise the previous approval for CU1846-15, thereby allowing farm & construction equipment sales east of the originally approved location. The site is in the Town of Watertown, east of **W2763 East Gate Drive**, and remains on PIN 032-0815-1231-000 (37.14 Acres) in an A-2, Agricultural and Rural Business zone.

CU1893-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for an extensive on-site storage structure of 4,320 square feet, 24 feet in height in a Community zone at **W3333 US Highway 18**. The site is on PIN 014-0615-0314-030 (1.405 Acre) in the Town of Jefferson.

CU1895-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for business storage in a Community zone at **W3333 Highway 18** in the Town of Jefferson on PIN 014-0615-0314-030 (1.405 Acre).

13. Discussion and Possible Decision on Changing Days and/or Times for Planning and Zoning Committee Site Inspections

14. Possible Future Agenda Items

15. Upcoming Meeting Dates

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

December 12, 8:00 a.m. – Site Inspections Beginning Courthouse Room 203

December 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

December 19, 2016 OR January 9, 2017, 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.jeffersoncountywv.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.

**MINUTES OF THE
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**
The meeting was called to order by Chairman Nass at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Rinard was absent. All other Committee members were in attendance. Also present were Rob Klotz, Deb Magritz and Matt Zangl of the Zoning Department.
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**
No changes were 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. **Approval of August 29, September 12 and September 15, 2016 Committee Minutes**
Motion by Jaeckel, seconded by David to approve the August 29 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by David to approve the September 12 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by David to approve the September 15 meeting minutes as presented. Motion carried on a voice vote with no objection.
7. **Communications**
Klotz noted that a tabled petitioner, the Schweighardts, were cooperating and supplying the information requested. They are working on a septic system with their plumber.
8. **August Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman was not present, but his financial report was included in the packet previously sent to the Committee.
9. **September Monthly Financial Report for Zoning – Rob Klotz**
As of September 26, Zoning revenues are down \$2,300 from this point in 2015. Revenues to date are \$175,900 heading toward the \$191,000 budgeted for the year. There has been a slight drop of late, Klotz noted, showing some stagnation, but we are hanging in to reach the projected budget amount.
10. **Final Subdivision Plat Review for Shorewood Hills Northwest**
Klotz explained the situation to date and read aloud the August 12, 2016 approval letter from the Committee. He also read September 16 correspondence from Kory Anderson of General Engineering Company on behalf of Kason LLC, September 19 correspondence from Hope Oostdik, Chair of the Town

of Lake Mills, and September 16 correspondence from the Town's engineer. The final plat was recommended for approval on a motion by Nass, seconded by Reese, conditioned upon completion of engineering work as approved by the Town and its engineer. If changes are required, submittal of a new final plat will be necessary. All other conditions required by the County's replat approval and correspondence dated August 12, 2016 are still in effect. Motion carried on a voice vote with no objection.

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

Klotz explained this request and previous action on the property. The original approval was for ten units; it was revised to allow for six units, but the current request is to allow just two units. This is part of a condo association. Pat Finn spoke, asking that this go through a public hearing process. The Committee deliberated, and agreed that because the proposal decreases the number of units, and as long as it meets setbacks and fits within its designated condo plat area, no action will be taken by them. They did note that it must meet state law requirements.

Please see individual files for a complete record of the following decisions:

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

Motion by Jaeckel, second by David to approve as revised for a 1.2-acre lot. Motion carried on a voice vote with no objection.

The Committee went to discussion and action on CU1892-16:

13. Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2016:

APPROVE WITH CONDITIONS CU1892-16 on a motion by Nass, second by David for 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). Motion carried on a voice vote with no objection.

The Committee went to discussion and action on the Gross/Burow petitions:

APPROVE WITH CONDITIONS R3924A-16 on a motion by Reese, second by David for 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). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3925A-16 on a motion by Jaeckel, second by Reese for 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. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3926A-16 on a motion by Jaeckel, second by David & R3927A-16 on a motion by Reese, second by Jaeckel for 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. Both motions carried on voice votes with no objection.

A brief break was taken at 9:33 a.m.; the meeting resumed at 9:36 a.m.

APPROVE WITH CONDITIONS R3921A-16 on a motion by Reese, second by Jaeckel & CU1888-16 on a motion by Jaeckel, second by David for 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**. Both motions carried on a voice votes with no objection.

APPROVED WITH CONDITIONS R3922A-16 on a motion by Jaeckel, second by David for 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). Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3923A-16 on a motion by Jaeckel, second by David for 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. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3928A-16 on a motion by Reese, second by David for 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**. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1889-16 on a motion by Nass, second by Reese for 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. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1890-16 on a motion by Nass, second by Jaeckel for 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. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1891-16 on a motion by Jaeckel, second by David for 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). Motion carried on a voice vote with no objection.

14. Possible Future Agenda Items

Corporation Counsel will attend the October decision meeting to talk about after-the-fact permitting issues.

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 31, 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

Motion by Jaeckel, second by David to adjourn the meeting. Motion carried on a voice vote with no objection, and the motion carried.

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.

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**MINUTES OF THE
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, OCTOBER 17, 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, Reese and Jaeckel. Absent were David and Rinard. Zoning Department staff in attendance included Rob Klotz, Deb Magritz 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**
Motion by Jaeckel, seconded by Reese to approve the agenda as presented. Motion carried on a voice vote with no objection.
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**
Nass asked that the Committee review site inspection day and time at an upcoming meeting. This will be done at the October 31 decision meeting
7. **Site Inspections for Petitions to be Presented in Public Hearing on October 20, 2016:**
R3934A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-002 (18.88 Acres) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

R3935A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-000 (1.12 Acre) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

R3933A-16 – Chad Toedter: Rezone 2 acres of PIN 026-0616-3133-002 (7.212 Acres) for a building site on **Mehring Road** in the Town of Sullivan.

R3932A-16 – Samantha Speich/Alfred & Sandra Speich Property: Create a 2-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres).

CU1894-16 – JTO Properties LLC: Conditional use to revise the previous approval for CU1846-15, thereby allowing farm & construction equipment sales east of the originally approved location. The site is in the Town of Watertown, east of **W2763 East Gate Drive**, and remains on PIN 032-0815-1231-000 (37.14 Acres) in an A-2, Agricultural and Rural Business zone.

R3929A-16 – Duane Strauss: Rezone to create a 0.548-acre lot with the residence at **N8635 Highland Road**, and one of 0.495 acre with the residence at **N8627 Highland Road**, both in the Town of Watertown, from PIN 032-0815-1741-003 (16.198 Acres).

R3931A-16 – C&L Trust: Create a 1-acre lot from part of PIN 008-0715-1941-000 (39 Acres) on **Wright Road** in the Town of Farmington.

R3930A-16 – Charles Kerr: Rezone to allow a 3-acre farm consolidation in combination with a 2-acre lot to create a 4.99-acre A-3 zone around the home and buildings at **W3282 County Road B**. The property is in the Town of Farmington on PIN 008-0715-1423-000 (38.57 Acres).

CU1893-16 – Robert & Angela Lemke/Lemke's Real Estate LLC: Conditional use to allow for an extensive on-site storage structure of 4,320 square feet, 24 feet in height in a Community zone at **W3333 US Highway 18**. The site is on PIN 014-0615-0314-030 (1.405 Acre) in the Town of Jefferson.

CU1895-16 – Robert & Angela Lemke/Lemke's Real Estate LLC: Conditional use to allow for business storage in a Community zone at **W3333 Highway 18** in the Town of Jefferson on PIN 014-0615-0314-030 (1.405 Acre).

8. Adjourn

Motion by Jaeckel, seconded by Reese to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:55 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.jeffersoncountyiwi.gov.

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**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, October 20, 2016

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order:** The Jefferson County Planning and Zoning Committee Public Hearing was called to order at 7:00 p.m. by Chairman Nass.
2. **Roll Call:** Committee members present at the public hearing were Nass, David, Reese, Rinard and Jaeckel. Klotz and Zangl from the Jefferson County Zoning Department were also present.
3. **Certification of Compliance with Open Meetings Law Requirements:** Reese certified the public hearing was in compliance with the Open Meeting Laws.
4. **Approval of Agenda:** A motion was made to approve the agenda by Reese, seconded by Jaeckel. The motion carried on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair:** Chairman Nass explained the public hearing process and noted the committee will make decisions on October 31, 2016 and the County Board meeting will be November 14, 2016.
6. **Public Hearing:** The following was read by Klotz:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 20, 2016, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM AGRICULTURAL TRANSITION, A-T TO RESIDENTIAL R-2

R3929A-16 – Duane Strauss: Rezone to create a 0.548-acre lot with the residence at **N8635 Highland Road**, and one of 0.495 acre with the residence at **N8627 Highland Road**, both in the Town of Watertown, from PIN 032-0815-1741-003 (16.198 Acres).

Petitioner: Debbie Strauss (N8505 Highland Rd.) – Debbie explained the petition. They would like to create the two lots and put the parcels into her son's name.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and not opposed.

Staff Report: Given by Klotz and in file. Klotz also explained the email regarding the airport restrictions.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3930A-16 – Charles Kerr: Rezone to allow a 3-acre farm consolidation in combination with a 2-acre lot to create a 4.99-acre A-3 zone around the home and buildings at **W3282 County Road B**. The property is in the Town of Farmington on PIN 008-0715-1423-000 (38.57 Acres).

Petitioner: Charles Kerr (W4451 River Rd.) – Charles explained the petition. He would like to divide and sell his mother's estate.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-4-2016.

Staff Report: Given by Klotz and in file.

R3931A-16 – C&L Trust: Create a 1-acre lot from part of PIN 008-0715-1941-000 (39 Acres) on **Wright Road** in the Town of Farmington.

Petitioner: Linda Sanches (N5832 Wright Road, Johnson Creek) – Linda would like a 1 acre parcel for a residential building.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor dated 9-14-2016.

Staff Report: Given by Klotz and in file.

R3932A-16 – Samantha Speich/Alfred & Sandra Speich Property: Create a 2-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres).

Petitioner: Samantha Speich (N4865 Highland Dr.) – Samantha would like a 2 acre lot for a house that can be located off the road with an exposed basement and area for a replacement mound.

Comments in Favor: Sanda Speich (N4865 Highland Dr.) – Sandra is in favor of the petition. In response to Klotz: Sandra is ok with selling the farmland with the building site.

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-6-2016.

Staff Report: Given by Klotz and in file. Klotz explained on prime lots, the plan recommends the minimum of 1 acre lots. Klotz explained the remnant lot will not have the required road access of 66 feet. The lot will only have 49.5 feet of road access. Klotz explained a variance would be needed or the agricultural lot can be sold and kept with the 2 acre residential lot.

R3933A-16 – Chad Toedter: Rezone 2 acres of PIN 026-0616-3133-002 (7.212 Acres) for a building site on **Mehring Road** in the Town of Sullivan.

Petitioner: Chad Toedter (2532 Mehring Road) – Chad explained the petition for a 2 acre lot around the house and a 5 acre lot for a pole barn which will have sheep in the future.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-6-2016.

Staff Report: Given by Klotz and in file.

R3934A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-002 (18.88 Acres) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

Petitioner: John Bown (N3950 Redline Lane) – The homeowner would like to create an addition of a 3 season porch on the back of the house, however the house is too close to the lot line. They will be narrowing the lot and making it deeper.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor.

Staff Report: Given by Klotz and in file.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-1, EXCLUSIVE
AGRICULTURAL**

R3935A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-000 (1.12 Acre) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

Petitioner: John Bown (N3950 Redline Lane) – John explained the petition. The petition was read into the record with the previous petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor.

Staff Report: Given by Klotz and in file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1894-16 – JTO Properties LLC: Conditional use to revise the previous approval for CU1846-15, thereby allowing farm & construction equipment sales east of the originally approved location. The site is in the Town of Watertown, east of **W2763 East Gate Drive**, and remains on PIN 032-0815-1231-000 (37.14 Acres) in an A-2, Agricultural and Rural Business zone.

Petitioner: Tim Otterstator (N9220 Donald Lane) – In October 2015, this was approved and now the business plans have changed with a wedding barn. We would like to move the approval 150 feet to the east. There was question about a 66 feet area reserved for a road. I have been planting trees shield it from the road.

In response: There will be no septic or running water. This is for storage of equipment only. The shed will be 6,600 square feet. Is the screening a green screen or fence?

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor. Dick Emert from the Town of Watertown is present. Approval with two conditions: screening on the east side of the property and a 66 foot right of way. There is no septic for this property. The town would like screening in the form of a fence.

Staff Report: Given by Klotz and in file. Klotz questions if there will be running water or need for a septic. How big will the shed be? This will be for storage only.

CU1893-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for an extensive on-site storage structure of 4,320 square feet, 24 feet in height in a Community zone at **W3333 US Highway 18**. The site is on PIN 014-0615-0314-030 (1.405 Acre) in the Town of Jefferson.

Petitioner: Robbie Lemke (W3318 Hwy 18) – This would be for a building for our work truck and storage.

Comments in Favor: Brent Locke (W3483 Gruennert St.) – in favor of the petition and it would make the area look better.

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-7-2016.

Staff Report: Given by Klotz and in file.

CU1895-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for business storage in a Community zone at **W3333 Highway 18** in the Town of Jefferson on PIN 014-0615-0314-030 (1.405 Acre).

Petitioner: Robbie Lemke (W3318 Hwy 18) – This petition was read into the record with the previous petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-7-2016.

Staff Report: Given by Klotz and in file.

A motion was made to adjourn the meeting by Reese, seconded by David at 7:30 p.m. The motion was carried on a voice vote with no objection.

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.

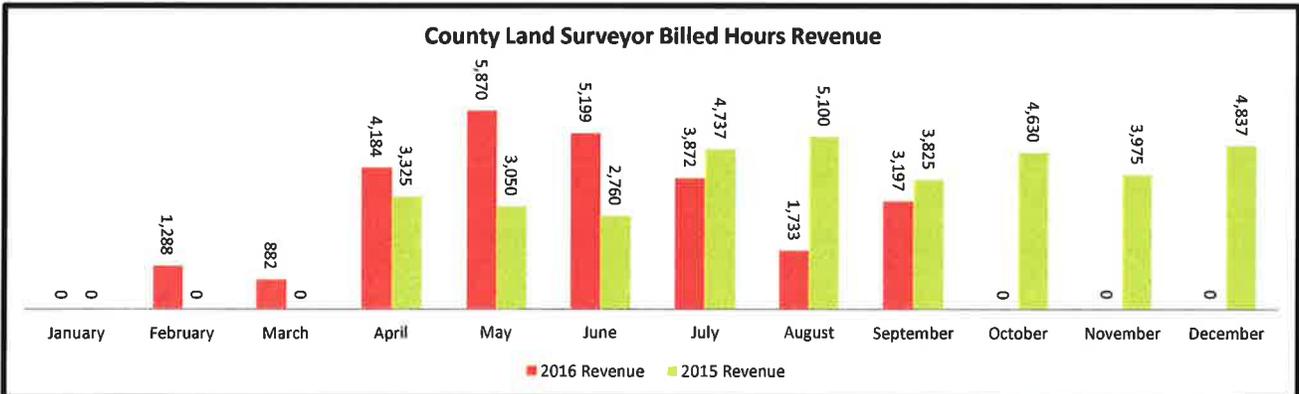
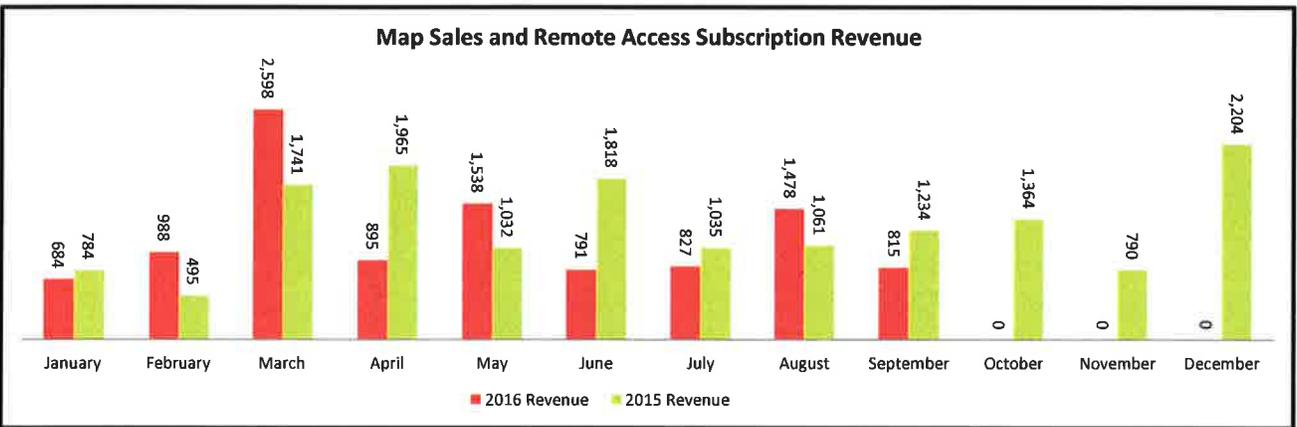
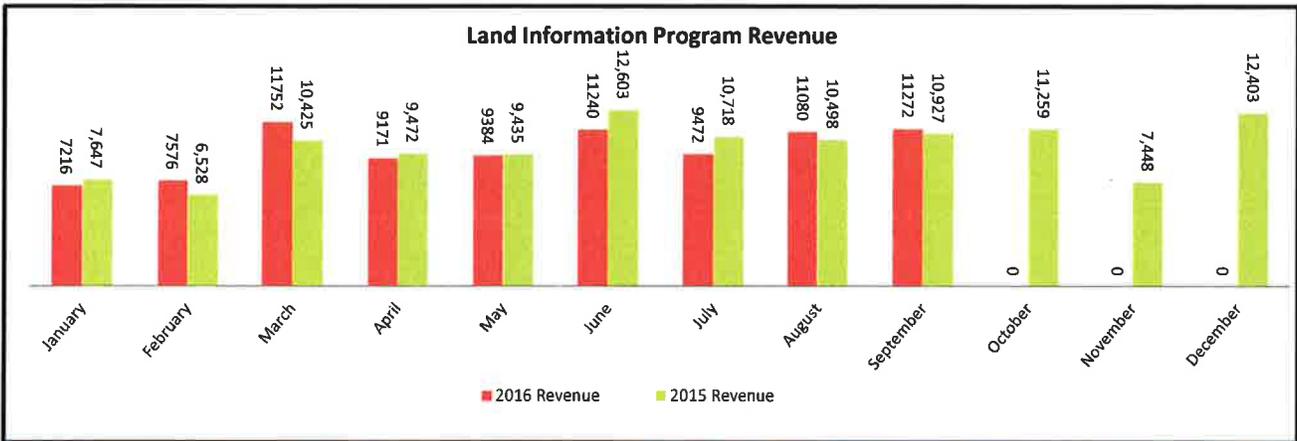
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at www.jeffersoncountywi.gov

Don Reese, Secretary

2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year



Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2015 Actual Zoning Deposit:

Enter 2016 Budget Revenues:

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2016 Totals	2015 Totals	2015-2016 Difference
Jan	4,715.00	847.05		2,025.00	800.00							250.00	8,387.05	8,804.30	-417.25
Feb	14,795.00	27.37	3.75	1,000.00	250.00							450.00	16,076.12	12,225.00	3851.12
Mar	12,750.00	22.16		2,100.00	50.00					150.00		500.00	15,072.16	13,723.08	1349.08
Apr	34,545.00	9.44	3.75	7,775.00	600.00								42,933.19	21,084.94	21848.25
May	13,030.00	92.09		4,975.00	800.00								18,897.09	18,699.86	197.23
June	14,980.00	11.37	7.50	4,800.00	450.00							250.00	20,248.87	23,338.49	-3089.62
July	14,185.00	5.86	30.00	3,425.00	350.00							280.00	17,995.86	19,649.36	-1653.5
Aug	12,720.00	165.79		8,750.00	1,100.00							1,250.00	22,735.79	23,391.58	-655.79
Sept	15,050.00	3.79		6,625.00	750.00								22,428.79	15,947.01	6481.78
Oct	15,580.00			3,550.00	400.00								19,530.00	19,384.08	145.92
Nov														9,650.29	-9650.29
Dec														8,370.42	-8370.42
Total	152,350.00	1,184.92	45.00	45,025.00	5,550.00					150.00		2,980.00	204,304.92	194,268.41	10036.51

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$204,304.92