

**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, AUGUST 15, 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 in attendance at 8:00 were Nass, Reese, Rinard and Jaeckel. Also present were Rob Klotz 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**  
Motion by Jaeckel, seconded by Rinard 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**  
There were no communications.

David arrived at 8:05 a.m.

- 7. Request by the Mark & Joanne Nicholson Trust to Modify Conditions of Approval for CU1865-16, on PIN 024-0516-3422-004. The site is at W1315 South Shore Dr in the Town of Palmyra.**  
Klotz explained the situation and showed the applicant's proposed building configuration to the Committee. With discussion it was concluded that the new configuration would be acceptable due to there being no nearby homes to the south and lack of impact on neighboring properties. Motion to approve the request for building placement running east to west by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
- 8. Request by Steve Saniter to Modify Conditions of Approval for R3894A-16, on PIN 018-0713-0622-000, owned by Rachel Raether LE/David Raether. The site is on Raether Rd in the Town of Lake Mills.**  
Klotz explained the request to modify the condition that "Road issues and land transfer from the Town shall be finalized prior to signing of the final survey map." Motion by Jaeckel, seconded by Reese to authorize the signing of the survey prior to this condition being completed. Motion carried on a voice vote with no objection.

The Committee left for the following site inspections:

**9. Site Inspections for Petitions to be Presented in Public Hearing on August 18, 2016:**

R3915A-16 – Allan Kutz: Rezone 2.2 acres in the Town of Hebron from part of PIN 010-0615-1922-001 (5.45 Acres) owned by Ronald & Pamela Kutz, and 3.8 acres in the Town of Jefferson from part of PIN 014-0615-1833-000 (32.815 Acres) owned by St Coletta School to create a 6-acre building site on **Will Road**.

R3919A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises: Create a 1.765-acre A-3 zone around the home at **N1554 State Rd 106** from PINs 024-0516-1711-000 (40 Acres), 024-0516-1622-000 (40 Acres), 024-0516-1623-000 (39.381 Acres) and 024-0516-1714-000 (37.515 Acres). The site is in the Town of Palmyra.

R3920A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises: Rezone for the creation of an 11.567-acre Natural Resource zone from part of PIN 024-0516-1623-000 (39.381 Acres) and 024-0516-1622-000 (40 Acres) near **State Rd 106** in the Town of Palmyra.

CU1886-16 – Selim Ramadani: Conditional use to reinstate use of the property at **W4890 Tri-County Rd** in the Town of Cold Spring as a motel. The site is on PIN 004-0515-3133-001 (4.170 Acres) in a Business zone.

R3911A-16 & CU1883-16 – Marcia Mary Bates Trust: Rezone to create a 2-acre agribusiness zone around the barn at **N1507 Groeler Rd** with conditional use for storage of non-farm equipment. The site is on PIN 016-0514-1732-002 (17.348 Acres) in the Town of Koshkonong.

CU1887-16 – Patrick Peterson: Conditional use for a kennel housing up to 15 dogs on PIN 028-0513-1712-001 (29.49 Acres) at **W9020 State Rd 106**. The property is in the Town of Sumner and is zoned A-1, Exclusive Agricultural.

R3916A-16 – Raatz Trust: Create a 2-acre residential building site near **W9258 County Road B** from PIN 018-0713-0832-001 (17.512 Acres), Town of Lake Mills.

CU1885-16 – Gregg & Darren Godfrey/Godfrey Enterprises LLC: Conditional use to sanction an eating/drinking place & shed remodel for extra seating at **W6630 County Road B** in a Business zone, and to allow a 25-foot by 40-foot pavilion to serve the eating/drinking place. The site is in the Town of Aztalan on PIN 002-0714-1713-009 (0.6 Acre).

R3912A-16 & CU1884-16 – Benjamin Schweighardt: Create a 4.15-acre agribusiness zone with conditional use for storage of contractor's equipment at **N7415 County Highway N** in the Town of Milford. The site is on PIN 020-0814-3632-002 (20 Acres).

R3914A-16 – Wilbur Miller: Rezone 1.5 acre of PIN 008-0715-0222-002 (38.901 Acres) for a new residential building site on **Koschnick Road** in the Town of Farmington.

R3913A-16 – George Ducklow: Create a 3-acre lot around the home at **W4339 Ambrose Drive** in the Town of Farmington from part of PIN 008-0715-2024-000 (38 Acres).

R3917A-16 – Jack D Wendorf Trust: Create an A-3 lot around the existing home at **N5594 Switzke Rd** and a vacant 2-acre residential building site nearby. The properties are part of PIN 008-0715-2823-000 (40 Acres) in the Town of Farmington.

R3918A-16 – Jack D Wendorf Trust: Rezone to create a 21.2-acre Natural Resource zone from part of PINs 008-0715-2823-000 (40 Acres) and 008-0715-2824-000 (40 Acres) near **N5594 Switzke Rd** in the Town of Farmington.

**10. Adjourn**

Motion by Nass, seconded by David to adjourn the meeting. The meeting adjourned at 11:05 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](http://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.*

