

## ***NOTICE OF PUBLIC HEARING***

### ***JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE***

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Rouo*

**DATE:** November 17, 2011

**TIME:** 7 p.m.

**LOCATION:** Room 205, Jefferson County Courthouse  
320 S. Main St., Jefferson, WI

- 1. Call to Order**  
The hearing was called to order by Nass at 7:00 pm.
- 2. Roll Call**  
All Committee members were present. Robert Klotz and Michelle Staff from the Zoning and Planning Department were in attendance.
- 3. Certification of Compliance With Open Meetings Law Requirements**  
Klotz verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**  
No changes to the agenda.
- 5. Public Hearing**  
Nass explained the proceedings to follow. Klotz read aloud:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 17, 2011, 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 zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM RESIDENTIAL R-2 AND AGRICULTURAL A-1 TO A-2,  
AGRIBUSINESS; FROM RESIDENTIAL R-2 TO A-1, AGRICULTURAL**

**3548A-11, CU1676-11 & 3549A-11 – John Ackatz/Ruth C Poyer Trust Property:**

Rezone approximately 1.6 acre of PINs 016-0514-1043-022 (1 Acre) and 016-0514-1044-000 (27.845 Acres) to A-2, Agribusiness, with conditional use to sanction ag-related welding, metal fabrication and repair. Rezone 0.7 acre of PIN 016-0514-1043-

022 (1 Acre) to allow for its inclusion with adjoining A-1-zoned land. The site is at **N1732 USH 12** in the Town of Koshkonong.

**Petitioner:** John Ackatz stated that this rezoning/conditional use was requested by the Jefferson County Zoning Department and he would like to continue the business as it has been for the past 21 years. Ackatz stated that the parcel line went through the building, so they propose to move the lot line to go around the building. Ackatz stated that they rent out the building to Scott Scherer for a metal welding business. Ackatz stated he is willing to work with the neighbors about the dust from the business.

**Scott Scherer:** Scherer stated that he has customers custom cars and he restores them. He stated that a lot of material could be cleaned up but he also uses a lot of the parts that are on the property.

**Comments in Favor:** None

**Comments Opposed:** Sherrie Lueder, N1736 STH 12 – Ms. Lueder had concerns about the fabrication and the sand blasting with silica sand. She asked them to move to the other side of the building away from her residence.

**Questions from the Committee:** Reese remarked to Mr. Scherer that upon inspection the Committee noticed a lot of unlicensed cars and materials around the building. Was there any intent of cleaning up the property?

**Town Response:**

**Staff Report:** Given by Robert Klotz and now on file in Zoning. The Committee may have concerns with outside storage and may or may not approve the outside storage. Klotz asked the petitioner for a site plan showing the location of outside storage. Klotz explained the situation with the violation and the history of the change of use. Semi-trailers may stay on the property.

## **FROM AGRICULTURAL A-1 TO A-2, AGRIBUSINESS**

**3550A-11 & CU1677-11 – Darrick Gottschalk/Robert Turtenwald Trust Property:** Rezone PIN 018-0713-0732-003 (5.151 Acres) with conditional use to allow for storage of contractor's equipment and materials and for horticultural services at **N6680 CTH O** in the Town of Lake Mills.

**Petitioner:** Darrick Gottschalk - He has a small landscaping business and would like to store his equipment on this property. He will have materials outside such as sand, stone, dirt, etc. Gottschalk stated that he will have delivery of materials at least once a day. He also stated that he intends to crop the land behind the building.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked Mr. Gottschalk his future plans for the land behind the structure?

**Town Response:** In the file there is a decision from the Town of Lake Mills for approval with one condition, that the equipment be stored inside.

**Staff Report:** Given by Robert Klotz and now on file in Zoning. Klotz stated he will need a fire number and a sign permit.

**3551A-11 & CU1678-11 – Tim & Jana Strobel:** Rezone PIN 032-0815-2233-000 (2.5 Acres) with conditional use to allow for storage of ag equipment & repair at **N8106 CTH X** in the Town of Watertown.

**Petitioner:** Tim Strobel is part owner of Rosy Lane Holsteins and would like to build a shop/storage shed for the farm equipment used in the business. Strobel stated that only the equipment of the dairy farm will be stored on the property. There will be a small office in the building. Strobel explained that he has been in touch with the Jefferson County Highway Department about widening the current driveway.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked Mr. Strobel if he was going to create a new driveway.

**Town Response:**

**Staff Report:** Given by Robert Klotz and now on file in Zoning.

### **FROM AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL**

**3552A-11 – Mark (Tony) Stelse:** Create an approximate 1 acre building site from PIN 014-0614-2023-000 (80.26 Acres) as a consolidation of parcels of record from PIN 014-0614-2022-000 (18.025 Acres). The site is in the Town of Jefferson near **N6795 Kiesling Road**.

**Petitioner:** Mark Stelse, W6795 Kiesling Rd - Mr. Stelse would like to build a new home. He indicated that there was already an existing driveway for the lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In the file; the Town of Jefferson approved the rezoning.

**Staff Report:** Given by Robert Klotz and now on file in Zoning. Klotz explained the consolidation of parcels of record.

**3553A-11 – Gary & Beth Leverton:** Create a 1.84-acre building site on **CTH B** from part of PINs 018-0713-0924-000 (39.817 Acres) and 018-0713-0931-000 (35.339 Acres) in the Town of Lake Mills.

**Petitioner:** Beth Leverton, N6060 Echo Bay Lane – requesting to change the zoning for a new home.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In the file; the Town of Lake Mills approved the parcel split.

**Staff Report:** Given by Robert Klotz and now on file in Zoning. Klotz explained the prime lot may use both prime lot splits and the petitioner had no objection to this.

**3554A-11 – Tad Van Valin/Reed, Tad, Wade & Craig Van Valin Property:** Rezone to create a 2-acre building site on **Froelich Road** in the Town of Sullivan from part of PIN 026-0616-0843-000 (20.157 Acres).

**Petitioner:** Tad Van Valin - He would like to utilize the final split on the property. The property is located at W1841 Froelich Road.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In the file; the Town had no objection.

**Staff Report:** Given by Robert Klotz and now on file in Zoning.

**FROM AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL AND N,  
NATURAL RESOURCES**

**3555A-11 & 3556A-11 – Mossman Farm, LLC/G & G Mossman Trust Property:**

Create a 2-acre lot around the home at **N3228 Bente Road**, and create two vacant lots adjacent, all from PINs 026-0616-2921-000 (40 Acres) and 026-0616-3014-001 (14.03 Acres). Create a 60.3-acre Natural Resource zone from part of PINs 026-0616-2922-000 (40 Acres) and 026-0616-2923-000 (40 Acres).

**Petitioner:** Dennis Carnes, N7379 Lost Nation Rd Elkhorn, WI - Mr. Carnes explained that Mr. Mossman passed away a couple of years ago and the bank is managing the Trust. Mr. Carnes would like to buy the farmland and barns but split off the existing house and wetlands. Mr. Carnes stated that shed and silo will be removed.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In the file; the Town had no objection.

**Staff Report:** Given by Robert Klotz and now on file in Zoning.

**FROM AGRICULTURAL A-1 TO N, NATURAL RESOURCES**

**3557A-11 – Frederick Ehrke:** Rezone approximately 3.8 acres near **W8811 Marsh Road** in the Town of Oakland from part of PIN 022-0613-2822-000 (17.199 Acres).

**Petitioner:** Connie Evenson, W8811 Marsh Road - they are looking to purchase the land to add to their lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None.

**Town Response:** In the file; the Town of Oakland approved the petition.

**Staff Report:** Given by Robert Klotz and now on file in Zoning.

## CONDITIONAL USE PERMIT APPLICATION

**CU1679-11 – Kim & Dale Karow:** Conditional use to allow greater cutting in the shoreland area than is allowed by Sec. 11.10(e)(2) of the Jefferson County Zoning Ordinance. This is proposed near **W6116 Star School Road**, Town of Koshkonong, on PIN 016-0514-2111-000 (37.671 Acres)

**Petitioner:** Kim Karow, W6116 Star School Rd. They would like to remove tile, restore the property with native plantings and sign a Federal Wetland Reserve Permanent easement.

Alice Klink from NRCS on Rockwell Street, Jefferson - Ms. Klick is the biologist overseeing the Karow project and the property is within the shoreland and floodplain of Allen Creek. They are replacing a bridge, removing invasive plants, cutting down trees and replanting the property. Ms. Klick stated that it will be completed in about 10 days and they have received their permits from the DNR and Army Corp of Engineers.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked Ms. Klink how long it will take for them to restore the site.

**Town Response:** In the file; the Town of Koshkonong approved the petition.

**Staff Report:** Given by Robert Klotz and now on file in Zoning. Klotz explained that right now it is unclear if the federal government is exempt from shoreland permitting.

### **6. Adjourn**

Motion by Reese/David to adjourn at 7:45 pm. Motion carried on a voice vote with no objection.

Don Reese, Secretary