

NOTICE OF PUBLIC HEARING

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

1. Call to Order

Meeting called to order by Greg David, Vice-Chair @ 7:00 p.m.

2. Roll Call

Members present: Greg David, Jan Roou, Amy Rinard, Don Reese

Member absent: Steve Nass

Staff: Rob Klotz, Laurie Miller

Greg David Explained Procedures.

3. Certification of Compliance With Open Meetings Law Requirements

Don Reese acknowledged publication.

4. Review of Agenda

There were no changes, accepted as presented.

5. Public Hearing

Rob Klotz read into record the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, February 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, applications for conditional use permits and a floodplain ordinance text amendment. 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 INDUSTRIAL AND AGRICULTURAL A-1 TO A-2, AGRIBUSINESS

3509A-11, 3510A-11 & CU1645-11 – Schroedl Brothers Inc: Rezone approximately 8.4 acres of PINs 014-0614-1644-000 (36.9 Acres, zoned Industrial and A-1 Agricultural,) 014-0614-1644-004 (0.76 Acre, zoned Industrial) and 014-0614-2111-000 (16.917 Acres, zoned A-1 Agricultural) to A-2, Agribusiness, with conditional use for meat market operations at **N3705 STH 89** in the Town of Jefferson.

Dennis Schroedl presented this petition. There were no questions or comments in favor or opposition. There were no questions or comments from the Committee.

There was a response in the file from the town in favor of the petition which was read into the record by Rob Klotz.

Rob Klotz questioned the petitioner on continued use and use of the buildings as well as giving the staff report. In addition, the petitioner was informed of the conversion fees that would be applicable, should their petition be approved.

FROM AGRICULTURAL A-1 TO A-2 AGRIBUSINESS AND A-3, RURAL RESIDENTIAL

3511A-11, 3512A-11 & CU1646-11- Eugene Hasel: Rezone approximately 0.6 acre of PIN 002-0714-3132-001 (21.09 Acres) with conditional use for storage of custom farming equipment; rezone approximately 1 acre of that PIN for a new home site adjacent to it. The property is on **Hope Lake Road** in the Town of Aztalan.

Eugene Hasel presented his petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

There was a response in the file from the town approving the petition which was read into the record by Rob Klotz.

Rob Klotz questioned the petitioner on the size of the proposed building in the A-2 zone, and if there would be water service to the building.

Staff report was given by Rob Klotz. In addition, the petitioner was informed of the conversion fees that would be applicable, should their petition be approved.

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

3513A-11 – Kevin Stendel/Ralph Stendel Trust Property: Rezone to create an approximate 2.295-acre lot around the buildings at **N7814 CTH E**, Town of Ixonia from PIN 012-0816-2932-000 (21.751 Acres).

Kevin Raether presented this petition for the Stendels. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

There was a town response in the file in favor of this petition, and was read into the record by Rob Klotz.

Rob Klotz questioned the petitioner on the age of the buildings and the house as well as giving the staff report.

The petitioner was informed of the conversion fees that would be applicable, should their petition be approved.

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

3514A-11 & 3515A-11 – Marsha Parker: Rezone to create an approximate 3-acre building site and an adjacent 4-acre N zone on **Lundt Road** in the Town of Sullivan on PIN 026-0616-2722-000 (36 Acres).

Marsha Parker presented her petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

There was a town response in the file in favor of this petition, and was read into the record by Rob Klotz.

Rob Klotz questioned the petitioner on the intent to sell the Natural Resource Zone separately, and gave staff report.

The petitioner was informed of the conversion fees that would be applicable, should their petition be approved.

FROM A-3, RURAL RESIDENTIAL TO A-2, AGRIBUSINESS

3516A-11 & CU1647-11 – Keith & Tammy Ott: Rezone with conditional use to allow for storage of contractor's equipment at **W2054 Church Drive** in the Town of Concord. The site is on PIN 006-0716-0832-002 (1 Acre).

Rob Klotz made a correction to include A-1 to A-2 of .57 acres.

Tammy Ott presented her petition. There were no questions or comments in favor of the petition. Opposed were David Janquart, Sally Williams, and Carol Hafmeister who all explained their reasons of opposition. The Otts provided a rebuttal. There were no questions or comments from the Committee.

Bill Ingersoll, town Chair, stated the town approved this petition with conditions.

Rob Klotz noted there was a letter in the file from Sally Williams as well as documentation from the town board approving the petition with conditions. Rob read into the record the conditions of the town and questioned Bill Ingersoll on hydro-scaffolding. Rob Klotz also referred to the letter from the Town Plan Commission opposing this petition.

Rob Klotz questioned the Otts on how they will operate, etc... and noted there was a handwritten explanation from the Otts in the file. Rob gave staff report. In addition, the petitioner was informed of the conversion fees that would be applicable, should their petition be approved.

CONDITIONAL USE PERMIT APPLICATIONS

CU1648-11 – Hoard and Curtis Scout Camp: Conditional use to approve greater shoreland cutting at **N4189 Island Lane** than is allowed by Sec. 11.10(e)(2) of the Jefferson County Zoning Ordinance. The site is in the Town of Oakland, part of PIN 022-0613-0833-006 (4 Acres) in a Natural Resources zone.

This petition was presented by Joel Winn, Treasurer for the scout camp. There were no questions or comments in favor of opposition of the petition. Greg David questioned the type of rip-rap that will be used.

There was a town response in the file approving this petition which was read into the record by Rob Klotz.

Rob Klotz noted there was, in the file, a 20-25 page plan submitted by the petitioner, a resolution of the Lake Ripley Management District, a letter from the Land & Water Conservation Department and a letter from the Town of Oakland.

Staff report was given by Rob Klotz.

CU1649-11 – Jeff Fowle, WE Energies/Wayne McDermott Property: Conditional use for temporary storage of contractor's equipment and materials at **198 Main St**, Town of Sullivan, on PIN 026-0616-0444-000 (40 Acres) in an A-1 Agricultural zone.

Jeff Fowle representing WE Energies presented the petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

There was a town response in the file of no objection which was read into the record by Rob Klotz. Rob also noted there was a letter in the file from WE Energies.

Staff report was given by Rob Klotz.

FLOODPLAIN ORDINANCE TEXT AMENDMENT

T3517A-11 – Jefferson County: Add in the Jefferson County Floodplain Ordinance, Sec. 14:1.5(2)(b) OFFICIAL MAPS: Based on other studies – Golden Lake LOMR with modified BFE dated 4-12-10, effective 9-3-10 (Case #10-05-0806P)

Rob Klotz from the Zoning Department explained the petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

Rob Klotz noted that the towns do not have veto power over floodplain/shoreland/wetland text amendment proposals.

6. Adjourn

Motion made by Don Reese, seconded by Amy Rinard, motion carried 4-0 to adjourn @7:53.

Don Reese, Secretary