

MINUTES OF THE 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 Steve Nass, Chair @ 7:00 p.m.
2. **Roll Call**
Members present: Steve Nass, Greg David, Jan Roou, Amy Rinard, Don Reese.
Staff present: Rob Klotz and Michelle Staff
3. **Certification of Compliance With Open Meetings Law Requirements**
Reese acknowledged publication.
4. **Review of Agenda**
No changes to the agenda.
5. **Public Hearing**
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, April 21, 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 AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL

3523A-11 – Jeff Jaeger/Martin & Jeraldine Jaeger Property: Rezone approximately 0.457 acre of PIN 012-0816-0912-000 (34.593 Acres) to add it to adjoining A-3 property already zoned A-3, Rural Residential. The site is near **N9200 Fox Road**, Town of Ixonia.

Petitioner:

Jeff Jaeger, N9200 Fox Road – The Jaegers are proposing to add a ½ acre of land to the existing A-3 lot, to build a machine shed. Jaeger stated that he does not have a lot of buildable acreage on the lot because the majority of it is a hill and the best building spot is at the bottom of the hill. Klotz asked Jaeger if he will be able to maintain a 20- foot setback from the property line and Jaeger indicated he would.

Favor:

None

Opposed:

None

Town

No objection from the Town. Yellow sheet in the file.

Staff Report:

Klotz gave staff report. Klotz stated that the Committee will have to decide if this additional land would count against the available number of lots.

CONDITIONAL USE PERMIT APPLICATIONS

CU1654-11 – Gene Olson: Conditional use to sanction an extensive on-site storage structure of 1200 square feet, 15’ 8” in height in a Residential R-2 zone at **N5322 Watertown Road**, Town of Aztalan. The site is on PIN 002-0714-2643-004 (0.84 Acre).

Petitioner

Gene Olson, N5322 Watertown Road – Olson is asking to modify his existing conditional use permit. He stated that after he received the first conditional use permit, a retaining wall and fill were brought in. His contractor informed him it would be cheaper to detach the garage instead of attaching it, and that is how it was built. Olson has a variance request pending.

Favor

None

Opposed

Dennis Stilling, N5315 Harvey Road – Stilling believes this wasn’t handled correctly at the Town of Aztalan. Stilling had a lot line dispute and zoning gave him a choice to either tear down a building or buy more land.

Town

Approved, yellow sheet in the file.

Staff Report:

Klotz reads staff report into the record.

CU1655-11 – Mud Lake Sportsmen’s Club/Town of Sumner: Conditional use for greater shoreland cutting than is allowed by Sec. 11.10(e)(2) of the Jefferson County Zoning Ordinance for a Town road project on part of PIN 028-0513-1324-000 (47 Acres). The site is near **Blackhawk Island Road** in the Town of Sumner.

Petitioner

Scott Anderson, General Engineering, 1102 Wexford Dr, Waunakee WI - Anderson stated that the Town received grant monies to do some road improvements. Anderson showed pictures of re-vegetation of rip rap above the ordinary high water mark, following the

natural slope of the bank. Anderson explained the project and that he has been working with the Town and Mud Lake Sportmen's Club. The project has changed from the original plan submitted. They hope to start the project in July.

Favor

Jack Sanders, W9523 Lake Dr, Town of Sumner - Is on the Town of Sumner road committee and explains that the road is being washed away. He states this repair will help the road.

Luke Purucker, W6312 Kiesling Rd. – Purucker is a member of the Mud Lake Sportsmen's Club and in favor of the project. It is their belief that the trees are holding the bank along the road and they would like as many as possible of the trees to remain. They are only in favor of the dead and/or dying trees being removed.

Tim Keller, W7650 Blackhawk Island Road - Is in favor of the project. .

Randall Burdick, W9076 STH 106 - New Town of Sumner supervisor and is in favor of the project.

Opposed

None

Town

Approved, yellow sheet in file in favor

Staff Report: Klotz gave staff report.

CU1644-11 – Jim Noltner: Modification to a previously approved conditional use at **N8392 Little Coffee Road**, to allow a kennel to be moved to a proposed new building on that property. The site is on PIN 032-0815-2223-000 (2.232 Acres) in an A-2, Agribusiness zone in the Town of Watertown.

Petitioner

Jim Noltner, N8392 Little Coffee Road - He has a conditional use permit for a dog kennel now and he would like to upgrade the kennel. In the future, he would like to have up to 30 dogs. They are tearing down the existing kennel and building this one. Noltner stated that he would like to have a sink and toilet at some time.

Favor

None

Opposed

None

Town

Ed Bielinski from the Town of Watertown – The Town approved the plan for the dog kennel only.

Committee: Reese asked if he was going to expand the number of dogs?

Staff Report: Klotz gave staff report. Klotz explained the need for septic system when installing a toilet or a sink. Holding tanks are not allowed for new structures. Klotz explained to the petitioner that if he was to expand the number of dogs to over the 20 allowed, he would need to modify his conditional use.

6. Adjourn

Motion made by Reese, seconded by David, motion carried on a voice vote to adjourn @ 7:45 pm.

Don Reese, Secretary