

**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

The public hearing was called to order by Chairman Nass at 7 p.m.

2. Roll Call

All committee members were present with the exception of Amy Rinard, who was excused. Michelle Staff and Deb Magritz from the Zoning Department were also in attendance.

3. Certification of Compliance With Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

No changes were proposed.

5. Public Hearing

Nass explained the proceedings to follow. Staff 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, May 19, 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

3524A-11 – Barry Pechous/Beverly Maier Trust Property: Modify the lot approved in 1996 to include the existing driveway. The site is at **N1104 Pechous Road** in the Town of Cold Spring, on PIN 004-0515-2324-000 (34.702 Acres)

Petitioner: Barry Pechous, N1104 Pechous Road. They would like to reconfigure the lot to take in the whole driveway, which has been in existence for sixty years. This drive is shorter and more accessible for emergency vehicles than the one previously proposed. In addition, the existing drive separates the organic fields on the south from the commercial fields to the north of the drive.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese commented that it looked like Pechous took off an area from the previously proposed lot to accomplish this modification. Pechous confirmed that that was the case.

Town Response: There was no objection.

Staff Report: Given by Michelle Staff and now on file in Zoning. Staff also asked whether there would be access to remaining farmland, to which Pechous replied that there would be access.

3525A-11 – Richard & Bonita Jaeger: Reconfigure the previously approved lot to allow a 1.9972-acre building site near **N9404 Fox Road** in the Town of Ixonia. The site is part of PINs 012-0816-0431-000 (40 Acres) and 012-0816-0434-000 (30.358 Acres).

Petitioner: Bonita Jaeger of N9404 Fox Road. She explained that, after soil tests were done, they needed to move the lot back 83 feet from its previous location. Dan Jaeger reported that the soil test wouldn't fit inside the lot, so the lot had to be moved.

Comments In Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor

Staff Report: Given by Michelle Staff and now on file in Zoning

3526A-11 – Kurt Siegel/Frederick Dettman (LE) and Tracy Johnston Property: Rezone to create a 1.95-acre building site near **N5512 CTH S** in the Town of Lake Mills from part of PIN 018-0713-2723-002 (3.6 Acres).

Petitioner: Kurt Siegel, N5512 CTH S. He would like to lot off the 1.9 acres and clean up the property in the process.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor

Staff Report: Given by Michelle Staff and now on file in Zoning

Staff explained conditional uses, and their differences from zoning amendments.

CONDITIONAL USE PERMIT APPLICATIONS

CU1656-11 – Jason & Cindi Backmeier: Allow a conditional home occupation lawn care business at **N6613 Highmound Road** in the Town of Concord. The site is on PIN 006-0716-0831-000 (1.531 Acres) in an A-3, Rural Residential zone.

Petitioner: Cindi Bachmeier. They would like to be able to bring home equipment from their small lawn care business.

Comments in Favor: None

Comments Opposed: Dave Murack, N6635 High Mound Rd. He stated that he had sent in a letter, which Staff read aloud.

Harvey & Jean Buske, N6580 High Mound Rd. Staff read aloud a letter from the Buskes as well.

Rebuttal: Cindi Bachmeier responded that they have been keeping debris from other sites on their property, and remove it to the dump site in Ixonia when it is open. They don't put the trailer in the garage because it doesn't fit. In response to Nass' question, Bachmeier replied that they have two employees, one full-time and one part-time. She doesn't understand why there was no issue with this previously.

Questions from the Committee: None

Town Response: Bill Ingersoll stated that the Town was leaving it up to the County. David Janquart read from Concord's April 11, 2011 minutes.

Staff Report: Given by Michelle Staff and now on file in Zoning.

CU1657-11 – Gavin T Strey/Daniel Kasten Property: Conditional use for a home occupation to allow for stripping of vehicles and sale of recovered vehicle parts at **N8102 River Valley Road** in the Town of Ixonia. The site is on PIN 012-0816-2711-001 (9.78 Acres) in an A-1, Agricultural zone.

Petitioner: Gavin Strey of N8102 River Valley Rd. He would like to take apart vehicles and sell the parts online.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked whether Strey had licenses to do this type of work, to which Strey replied that he has licenses and certifications, and reported on

how he would dispose of fluids properly. Reese asked what would happen to the frames once the usable parts had been removed, and Strey indicated that his friend from a salvage yard on Highway 16 would take them.

Town Response: Staff read the Town response and its conditions of approval.

Staff Report: Given by Michelle Staff and now on file in Zoning.

CU1658-11 – Mark & Kris Schiferl: Allow a conditional home occupation at **N4848 Switzke Road** in the Town of Jefferson for an engraving business, making awards, trophies and plaques. The site is on PIN 014-0615-0422-005 (3 Acres) in an A-3, Rural Residential zone.

Petitioner: Mark Schiferl, N4848 Switzke Rd. Mr. Schiferl would like to start an engraving business, a second home occupation at his residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked whether there would be a showroom, to which Schiferl replied no, no storefront, but perhaps a shelf with examples to show customers. He also responded that they plan little or no change in signage.

Town Response: In favor

Staff Report: Given by Michelle Staff and now on file in Zoning.

CU1659-11 – Susan Darsch: Allow up to six dogs in a Residential R-1 zone at **N6984 Rock Lake Road** in the Town of Lake Mills, on PIN 018-0713-0234-004 (1.6 Acres).

Petitioner: Susan Darsch, N6984 Rock Lake Rd. She would like to maintain six dogs, not having to reduce numbers when one expires.

Comments In Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town approved five dogs, with permit to be reviewed in two years. They stipulated that dogs cannot be replaced once deceased until compliant.

Staff Report: Given by Michelle Staff and now on file in Zoning.

CU1660-11 – Eric Schemm: Conditional use for a home occupation small engine/farm equipment/auto repair shop at **N8599 STH 89** in the Town of Waterloo. The site is on PIN 030-0813-1634-000 (19.5 Acres) in an A-1 Agricultural zone.

Petitioner: Eric Schemm, N8599 STH 89. Mr. Schemm is a diesel mechanic who wants to become self-employed, and wants to primarily work on small engines and farm machinery.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if there would be any outside storage, to which Mr. Schemm replied no, that he only plans to work on one thing at a time. He added that he will get rid of fluids through Auto-Clean or OSI. Roou asked whether this would generate a lot of noise, and whether there were neighbors nearby. Schemm responded that it would not create much noise, and that his nearest neighbor is about 2,000 feet away. He also noted that he does not want to have a sign.

Town Response: No opposition

Staff Report: Given by Michelle Staff and now on file in Zoning.

6. Adjourn

Motion by Reese/David to adjourn at 8 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary