

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SEPTEMBER 15, 2011

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 Vice Chairperson David at 7 p.m.
- 2. Roll Call**
Committee members present were David, Reese, Rinard and Roou. Steve Nass was absent. Robert Klotz and Michelle Staff from the Zoning 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 were proposed.
- 5. Public Hearing**
David 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, September 15, 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

3541A-11 – Mark Schellinger/MA & JA & Scott Schellinger Property: Rezone approximately 2 acres of PIN 006-0716-2712-000 (49.01 Acres) to create a new building site near **N5614 CTH F** in the Town of Concord.

Petitioner: Mark Schellinger, N5613 CTH F – Schellinger proposed to split off existing residence and create an additional 2-acre building site. Schellinger explained location of driveways and indicated that each lot will have its own access to CTH F. Schellinger indicated that the mobile home being stored will be removed within the next two weeks. Schellinger confirmed that the existing residence is older than 1975.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval on yellow sheet in the file.

Staff Report: Given by Robert Klotz and now on file in Zoning Department. Klotz asked Schellinger about the driveway access and time frame on removal of mobile home stored on the property.

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

3542A-11 – Scott & Cynthia Behrens: Rezone all of PIN 016-0514-0531-000 (3 Acres) to allow for home replacement meeting all necessary setbacks at **N2223 Falk Road** in the Town of Koshkonong.

Petitioner: Lavern Behrens, 1010 W Kramer St. Fort Atkinson—They are removing an old farmhouse from the property and placing a new manufactured home on the property. Behrens stated that the old house was going to be removed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rouu asked the petitioner if the old residence was to be removed.

Town Response: John Debereiner from the Town of Koshkonong stated that the Town Board did approve the modified petition with the condition that the existing residence must be removed before construction of the new residence.

Staff Report: Given by Robert Klotz and now on file in Zoning. There was discussion between the Town, Behrens and Klotz about removal of the residence.

CONDITIONAL USE PERMIT APPLICATIONS

CU1671-11 – Michael & Laurie Brittnacher: Conditional use to allow an addition to a detached garage, creating an extensive on-site storage structure in the Residential R-2 zone at **W4811 STH 106**. The site is on PIN 010-0615-3132-002 (0.606 Acre) in the Town of Hebron.

Petitioner: Michael Brittnacher, W4811 STH 106 Fort Atkinson – Brittnacher would like to add a roof to the existing detached garage for his hot tub. Brittnacher did receive a

permit for a freestanding roof over the hot tub. Brittnacher stated that he would like to change the size to 11' x 16' (176 sq. ft.)

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval on yellow sheet in the file. Klotz explained to the petitioner that he needed to contact the Town to inform them of the change in size.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz and Brittnacher discussed the change in size and the need for a revised site plan. Klotz indicated that the public notice did not indicate a size, so this request could be changed at the public hearing.

CU1672-11 – Larry Trieloff/Rick & Kelly Calacci Property: Conditional use to allow an addition to a detached garage, creating an extensive on-site storage structure in a Residential R-1 zone. The site is at **N4254 Island Lane** in the Town of Oakland, on PIN 022-0613-0834-000 (1.17 Acre).

Petitioner: Larry Trieloff, 9502 Grace Ln, Town of Oakland. – Trieloff indicated that the Calaccis would like to add a 15' x 22' addition to an existing garage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval with conditions on yellow sheet in the file.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz stated that the structure cannot be used for habitable use, was in the floodplain and only residential storage could be permitted.

CU1673-11 – Beth A Johnson/Ray I Scroggins, Vi Pupp Scroggins Trust Property: Conditional use to have horses in the Residential R-2 zone at **N9269 Kohloff Lane**, Town of Watertown, on PIN 032-0815-1121-008 (12.8 Acres).

Petitioner: Beth Johnson, N9269 Kohloff Lane, Watertown – Johnson would like to place horses on the property. In the future, she would like a stable for the horse. Johnson indicated that she did contact the City of Watertown but they indicated they didn't have any jurisdiction on this property. Johnson indicated she would like 6 horses and is

planning to arrange with neighboring farmers to spread the manure. Johnson indicated she didn't have a size or location for the existing stable.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Yellow sheet in the file indicating approval.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz asked the petitioner for a size of stable, location of stable and horses, manure management plans and the number of horses. Klotz asked for plans by the September 26th meeting.

6. Adjourn

Motion by Reese/Rouo to adjourn at 7:40 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary