

**MINUTES OF THE PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** January 19, 2012

**TIME:** **Immediately Following the Conclusion of a 7:00 p.m. Public Hearing for the Jefferson County County-Wide Zoning Ordinance Text Amendment and the Jefferson County County-Wide Zoning Map Amendment**

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

**1. Call to Order**

The meeting was called to order by Chairman Nass at 7:26 p.m.

**2. Roll Call**

Committee members present were Nass, Reese, David and Rinard. Zoning Department staff in attendance included Rob Klotz and Deb Magritz.

**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**

The meeting will commence as listed.

**5. Public Hearing**

Explanation was given by Nass. He noted that the Planning and Zoning Committee would meet to make decisions on January 30, with County Board action on rezonings on February 14, 2012.

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct its normal public hearing immediately following the conclusion of the Jefferson County County-Wide Zoning Ordinance Text Amendment and County-Wide Zoning Ordinance Map Amendment Public Hearing scheduled to begin at 7 p.m. on Thursday, January 19, 2012 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-2, AGRIBUSINESS**

**R3561A-12 & CU1686-12 – Kenneth & Susan Rheingans:** Modification of the original A-2 zone and conditional use permit to allow for expanded day camp, church-related and other non-profit events at **W1008 Froelich Road**. The site is on PIN 026-0616-1042-000 (41.8 Acres) in the Town of Sullivan.

**Petitioner:** Ken Rheingans, W1008 Froelich Road stated that some years ago he had applied for rezoning and conditional use for a day camp operation. He explained the activities at the three day camps they operate. This petition is to expand the area onto higher ground.

**Comments in Favor:** None

**Comments Opposed:** Steve Fischer, W986 Froelich Road lives adjacent to W1008 Froelich Road. He read aloud a letter of opposition. He would like to see the operation scaled back to the original approval. He objected to trap shooting on the property; the dumpsters, trash and porta-potties are near his property line and he would like to see it moved farther to the west.

**Petitioner Rebuttal:** Rheingans replied that he has stayed within the numbers allowed in his original conditional use. Camping referenced in the 2011 brochure is in public parks, not on his property. Klotz asked about the trap shooting, to which Rheingans replied that after the day camp children have left, volunteers and or dads have been invited to shoot. Also, other friends have come to shoot apart from the day camp. Rheingans stated that he will discontinue the trap shooting. He also volunteered that he would be agreeable to moving some of the activities to the west on his property. Klotz offered that if Rheingans wanted to change his petition, he would have to come back to another hearing.

**Questions from the Committee:** Nass asked about the small structures shown in Fischer's photo, to which Rheingans replied that they are prayer structures and that he plans to move them.

**Town Response:** No objection

**Staff Report:** Read by Klotz

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

**R3562A-12 – William Pendleton:** Create two, 1.5-acre lots **near N5560 Coffee Road** in the Town of Farmington from part of PIN 008-0715-2723-000 (33.12 Acres).

**Petitioner:** Bill Pendleton, N5560 Coffee Road said that he would like to split the farmland and sell the cropland.

**Comments in Favor:** None  
**Comments Opposed:** None  
**Questions from the Committee:** None  
**Town Response:** In favor  
**Staff Report:** Read by Klotz

**R3563A-12 – Micheal & Pamela Ziarnik:** Rezone to create two, 1.14-acre building sites on **STH 134** in the Town of Lake Mills from part of PINs 018-0713-3123-000 (13.2 Acres) and 018-0713-3124-000 (49.82 Acres).

**Petitioner:** Pam Ziarnik, 3383 STH 134 would like to build a home on her parents' former farm. They are only interested in building on one lot currently.

**Comments in Favor:** None  
**Comments Opposed:** Bruce Petters, N5112 STH 134 is not necessarily opposed, but hopes that a single-family home would be built on the property. He also would not be opposed to a duplex, but would not like to see more units allowed,

**Petitioner Rebuttal:** Micheal Ziarnik assured those present that they intend to build a single-family home.

**Questions from the Committee:** None  
**Town Response:** In favor  
**Staff Report:** Read by Klotz

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1687-12 – Abilities, Inc/Oak Grove LLC Property:** Expand the number of buildings previously approved for conditional use to include a 2,880 square foot building to serve an existing group home at **W3343 Hoffman Rd.** The site is in the Town of Hebron, on PIN 010-0515-1011-000 (5 Acres) in an A-3, Rural Residential zone.

**Petitioner:** Edwin Bos, 1309 Montclair Place, Fort Atkinson is the contractor. He reported that the old dairy barn on the property burned, and the owners would like to have its replacement included in a conditional use for a program building to serve the group home.

**Comments in Favor:** None  
**Comments Opposed:** None  
**Questions from the Committee:** Reese asked what the primary use of the building would be, and Bos responded that the upper area would be for storage and the lower area would be used for minor work such as crushing cans.

**Town Response:** In favor  
**Staff Report:** Read by Klotz

**CU1688-12 – Joseph Leetzow/Vera Leetzow Trust Property:** Conditional use to allow a race track for go-kart races at **W6950 CTH C** in the Town of Jefferson, on PINs 014-0614-3044-001 (2.941 Acres) and 014-0614-3044-004 (6.817 Acres). The site is zoned A-2, Agribusiness.

**Petitioner:** Joseph Leetzow, N935 Vinne Ha Ha Rd, stated that they have had a go-kart track for about five years. They started it after discontinuing the mud drags and tractor pulls for which they had a conditional use, thinking this activity would be less objectionable.

**Comments in Favor:** None

**Comments Opposed:** Raymond Linsky, W7031 CTH C stated that he was opposed because the go-kart track increases traffic and people turning around in his driveway, and he believes reduces his property values.

Marsha Wolter, W7044 CTH C complained that the go-karts run mid-morning through the afternoon every Sunday. She objects to the drone of motors and the public address system. That is not good for the neighborhood or her business, a horse-boarding operation.

**Petitioner Rebuttal:** Leetzow reiterated times of operations, 11 a.m. until 3 or 4 p.m.. The p.a. system, the fencing, the bleachers, the food shack were in place for the mud drags and tractor pulls. He stated that they didn't weren't asked to stop or told to stop the mud drags or tractor pulls; they did so to accommodate the neighbors and haven't had complaints since doing so.

**Questions from the Committee:** David asked whether lights would be shielded from the view of the neighbors, to which Leetzow responded they would to accommodate the neighbors. Upon questioning, Leetzow said the hours of operation would likely include Friday or Saturday nights, beginning around 6 or 7 p.m. and continuing until 10 p.m.

**Town Response:** Approved

**Staff Report:** Read by Klotz. Klotz asked the petitioner to submit a lighting plan and to check with D.O.T. for any sign permits needed.

**CU1689-12 – Timberlane Excavating, LLC:** Conditional use to allow buildings in the A-2, Agribusiness zone at **N3540 CTH G** to be used for repair of mineral extraction equipment. The site is part of PIN 014-0614-1923-000 (2.858 Acres) in the Town of Jefferson.

**Petitioner:** Bryce Knox, N3540 CTH G said that they don't want to change the operation.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approved

**Staff Report:** Klotz first explained that Timberlane had created a farm consolidation lot which included a building used for a repair shop for the excavation business. Because they wanted to continue to use the building in that capacity, they applied for this conditional use. He went on to give a staff report.

**CU1690-12 – Timberlane Excavating, LLC:** Conditional use to allow a ten-year time extension to CU1447-06 for mineral extraction and restoration near **N3540 CTH G** in the Town of Jefferson. This involves the same extraction area and reclamation permit as previously approved. The site is part of PINs 014-0614-1921-002 (9.99 Acres), 014-0614-1923-002 (22.242 Acres), 014-0614-1924-001 (38.852 Acres) and 014-0614-1931-001 (20 Acres) in an A-1 Agricultural zone.

**Petitioner:** Bryce Knox, N3540 CTH G would like to extend the conditional use permit for a period of ten years.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor

## **6. Adjourn**

Motion by Reese, seconded by David to adjourn at 8:20 p.m.

Don Reese, Secretary