

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

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

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

DATE: February 16, 2012

TIME: 7:00 p.m.

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

1. Call to Order

Meeting called to order @ 7:00 p.m. by Steve Nass.

2. Roll Call

Members Present: Steve Nass, Amy Rinard, Don Reese, Greg David, Jan Rooou

Members Absent: ---

Staff: Rob Klotz, Laurie Miller

3. Certification of Compliance With Open Meetings Law Requirements

Klotz confirmed compliance.

4. Review of Agenda

No changes.

5. Public Hearing

The following was read into the record by Klotz.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, February 16, 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 RESIDENTIAL R-1 AND AGRICULTURAL A-1 TO A-2, AGRIBUSINESS

R3564A-12 & CU1691-12 – Thomas R Jurasinski: Rezone PINs 026-0616-1743-004 (8.5 Acres) and 026-0616-1734-009 (7 Acres) currently zoned Residential R-1 and PIN 026-0616-1734-008 (12.6 Acres) currently zoned Agricultural A-1, with conditional use for camping at **N3778 and N3780 West Water St.** in the Town of Sullivan.

Thomas Jurasinski presented the petition. Klotz questioned him on the sites for group camping. Mr. Jurasinski approached the front to explain the sites.

There were no questions or comments in favor or opposition of the petition. Reese questioned the number of sites. Klotz noted some sites not meeting DNR requirements, and requested the petitioner submit a plan of removal of those sites, if not already submitted. Rinard questioned the number of sites without public sewer and if there were shower facilities.

There was a town response in the file dated January 3, 2012 of no objection which was read into the record by Klotz. Klotz gave staff report and made note that a variance was needed because the lands to be used were less than 35 acres.

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

R3565A-12 – Carl & Shelby Jaeger: Create a 1.25-acre building site from part of PINs 012-0816-0941-004 (19.78 Acres) and 012-0816-0942-002 (18.794 Acres) as a consolidation of parcels of record from PIN 012-0816-0942-000 (12.78 Acres). The site is on **Gopher Hill Road** in the Town of Ixonia.

Carl Jaeger 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 town response in the file dated 1/10/2012 in favor of the petition, and was read into the record by Klotz. Staff report was given by Klotz. Klotz also explained the consolidation of parcels.

R3566A-12 – Royal Walther: Create a 1.1307-acre building site on **Bear Hole Road** in the Town of Jefferson from part of PIN 014-0615-1641-004 (3.795 Acres).

Tom Stade presented this petition on behalf of the petitioner. The lot to be created would be on the south end of the property.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

Klotz read into the record a response from the town of no objection dated January 5, 2012. Staff report was given by Klotz.

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

R3567A-12 & R3568A-12 – Connie Jo Barbian: Rezone to create a 6-acre building site and a 4-acre Natural Resource zone from part of PIN 022-0613-1131-001 (38.276 Acres), near **W7880 Perry Road** in the Town of Oakland.

Connie Barbian presented her petition. There were no questions or comments in favor or opposition of this petition.

Rouo questioned the trees in the front and the raised clear area. Nass question the prime farmland and if the lot could be moved to take up less prime farmland.

Klotz questioned if these lands were cropped prior to 1969. There was a decision in the file from the town dated January 17, 2012 approving this petition. Staff report was given by Klotz. Klotz questioned the petitioner on whether the proposed Natural Resource Zone was intended to be attached to the proposed A-3, Rural Residential lot.

R3569A-12 & R3570A-12 – Heath Schluter: Create a 3.6-acre vacant lot, a 2-acre vacant lot and a 2-acre lot at **W1658 Froelich Road** in the Town of Sullivan. Create a 27-acre Natural Resource zone adjacent to these lots, all from PIN 026-0616-0932-000 (29.72 Acres).

Heath Schluter 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 decision in file from the town of no objection which was read into the record by Klotz. Staff report was given by Klotz.

Klotz questioned the petitioner if the proposed Natural Resource Zone was intended to stand alone.

CONDITIONAL USE PERMIT APPLICATIONS

CU1692-12 – Mike Martin: Conditional use to allow firework sales as an amusement/ recreation facility/service in a Business zone at **N5913 STH 26** in the Town of Aztalan. The site is on PIN 002-0714-2424-007 (0.704 Acre).

Mike Martin presented his petition. This would only for the sale of fireworks. There were no questions or comments in favor or opposition of the petition. Rooou questioned the petitioner on the parking sites.

Klotz noted the parking sites needed to be 200 square feet. There was also discussion on the use of porta-potties, and that there was septic system on the property. Klotz questioned petitioner if DOT was contacted or if he had an approval from them. He also questioned if any signs were being proposed.

Mr. Martin to submit a new parking plan, response from DOT, and approximate number of customers per day before the decision meeting.

Reese questioned the use of the property. Mr. Martin confirmed this would only be for sales.

There was no opposition from the town as documented in the file dated January 11, 2012, and read into the record by Klotz. Klotz gave staff report.

CU1693-12 – Kari & Thomas Buechel: Conditional use to allow keeping of three dogs as household pets on a non-commercial basis in a Residential R-1 zone. The site is at **N6617 Shorewood Hills Road** in the Town of Lake Mills, on PIN 018-0713-1042-025 (0.503 Acre).

Kari Buechel presented her petition. She confirmed that she is asking for only three dogs. 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 dated January 10, 2012 granting this petition, and was read into the record by Klotz. Staff report was given by Klotz.

CU1694-12 – Corey & Lisa Wahlforth: Conditional use for three dwelling unit structures in a Residential R-2 zone at **W396 Little Prairie Road**. The site is in the Town of Palmyra, on PIN 024-0516-3624-000 (8.634 Acres).

This petition was presented by Corey Wahlforth. He explained that the mobile home would stay on the property. Their intent is to construct a new home and live in the existing home until construction is complete at which time the older home would be removed.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee. Stuart Calkins, Chairperson from the Town of Palmyra, stated the town had no objection.

Klotz gave staff report. Klotz also noted that with their request, should they get approval, they would not be required to remove the older home.

CU1695-12 – Bark River Campground & Resort Inc.: Conditional use to allow expanded camping area for special events in an approved campground. The site is at **W2340 Hanson Road** in the Town of Sullivan, on PINs 026-0616-3021-000 (40 Acres) and 026-0616-3024-000 (37.83 Acres).

Matt Dehari presented petition. Mr. Dehari noted they sometimes get campers from concert-goers @ Alpine. 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 from the town in the file of no objection, and was read into the record by Klotz. Staff report was given by Klotz.

6. Adjourn

Reese made motion, seconded by David, motion carried 5-0 to adjourn @ 7:48 p.m.

Don Reese, Secretary