

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

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

**DATE:** April 18, 2013

**TIME:** 7:00 p.m.

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

- 1. Call to Order**  
Vice Chairperson David called the meeting to order at 7:00 pm.
- 2. Roll Call**  
Chairperson Nass was absent, but all other Committee members were present. Also present were Rob Klotz and Michelle Staff of the Zoning Department.
- 3. Certification of Compliance with Open Meetings Law Requirements**  
Reese and Klotz confirmed that the meeting was held in compliance with the open meetings laws.
- 4. Review of Agenda**  
No changes were proposed to the agenda.
- 5. Public Hearing**
- 6. Explanation of Process by Committee Chair**  
Nass explained; Klotz read the following aloud:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 18, 2013, 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 TO R/R, RESIDENTIAL RECREATIONAL**

**R3631A-13 & CU1732-13 – Richard & Debra Kutz:** Rezone with conditional use to allow a tourist rooming house at **N4227 Hillside Lane** in the Town of Oakland. The site is on PIN 022-0613-0842-025 (0.181 Acre).

**Petitioner:** Debra Kutz, N4242 Hillside Lane: The petitioners would like to rezone the property and receive a conditional use for a tourist rooming house to rent out the residence for seasonal use. The Kutzs received their health department license and the property was inspected. The license permits only 4 adults and 4 children. Kutz explained that there is parking along the side of the house and in front of the house by the cul de sac. Kutz stated that there is parking for 6 cars. She stated that they have lake rights through the common beach area for these lots. Kutz said that they live across the street from this property.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department.

## **FROM AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL BUSINESS AND A-3, RURAL RESIDENTIAL**

**R3632A, R3633A & CU1733-13- Harman Bos/Harry J. Bos Trust Property:** Rezone to create a 5-acre A-2 zone around the existing buildings at **N2775 CTH J**, with conditional use for the existing house, office and storage buildings used for Bos Design Builders. Rezone to create a six-acre rural residential building site adjacent to the A-2 proposal. The proposed A-2 zone is part of PIN 022-0613-3514-00 (40 Acres); the A-3 proposal is part of PIN 022-0613-3511-003 (20 Acres) and 022-0613-3514-000 (40 Acres), all in the Town of Oakland.

**Petitioner:** Harman Bos, N2859 CTH J: Bos lives adjacent to these properties. Bos' father started the business in 1960 and now the business is just he and his brother. His father lived on the property but has since passed away; this brother and he do not live on the property. This was originally permitted as a home occupation. Bos is also asking for a new six-acre lot where his home will be located, so that he would be next to the business. Bos stated that the materials do not get shipped to the property. Bos explained that he doesn't have outside storage and they use an existing barn for equipment storage. Bos explained that his business is building outbuildings, mostly agricultural but they do some commercial building also.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked if there will be any outside storage.

**Town Response:** Klotz read town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department.

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

**R3634A-13 – Brady Jaeger/Arlene Borchardt Property:** Create a new 2-acre residential building site on **CTH D near N5645** from PIN 008-0715-2621-000 (40 Acres) in the Town of Farmington.

**Petitioner:** Brady Jaeger, 636 Grant St. Fort Atkinson: They would like to split a two-acre lot from the family farm to build a new home. Jaeger stated he understood that this would be the last available lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read the town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz informed the petitioner that this will be considered a lot combination and will be the last available lot on this parcel of record.

**R3635A-13 – Mary E. Heinen:** Rezone to create a 4.11-acre lot around the buildings at **W6646 Olson Road** in the Town of Milford from part of PIN 020-0814-0842-000 (30 Acres).

**Petitioner:** Brian Zimmerman, W6614 Radloff Ln. Watertown: He stated that he is helping Heinen with this process and they would like to split off the old farmstead.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read the town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department.

**R3636A-13 – Brian Zimmerman:** Rezone 2 acres around the home at **W6324 E. Hubbleton Road** from PIN 020-0814-0434-001 (37.983 Acres) in the Town of Milford.

**Petitioner:** W6614 Radloff Ln. Watertown: He would like to split off the mobile home from the farm. Zimmerman stated that this was a mobile home that replaced an existing mobile home. Zimmerman stated that the previous mobile home was put on in 1960's.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read the town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked how old the mobile home is and if it replaced another mobile home.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1734-13 – Darren & Lori Johnson/Hwy F, LLC Property:** Conditional use to allow a well drilling operation in the Business zone at **N6331 CTH F**, Town of Concord. The site is on PIN 006-0716-1523-001 (7 Acres)

**Petitioner:** Darren Johnson, S19 W37620 Pasteur Ct, Dousman: He would like to move his well drilling business onto the property. Outside storage would be piping and drilling equipment in the fenced-in area.

Lori Johnson: All parking for the well drilling will be in the fenced-in area. There is an easement into the neighboring property on the north side where there is parking for daycare. She stated there will be parking in front of the building also.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Town response in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department.

**CU1735-13 – Holly S. Bickle:** Conditional use for a dog kennel at **W5426 STH 106** in the Town of Koshkonong, on PIN 016-0614-3542-000 (45 Acres). The property is zoned A-1 Agricultural.

**Petitioner:** Wayne Bickle W5426 STH 106: He would like to have more dogs as his dogs are older, and he would like new dogs but still be able to keep his old dogs. He said he is not doing a commercial kennel; this is only for his personal dogs which he shows and trains. Bickle stated that either he would double bag the waste but if the dogs are in the field they may be manure there.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response which is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department.

**7. Adjourn**

Motion to adjourn at 7:35 pm by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

Donald Reese, Secretary