

NOTICE OF 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: June 20, 2013

TIME: 7:00 p.m.

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

- 1. Call to Order**
The meeting was called to order at 7:00 p.m. by Chairman Nass.
- 2. Roll Call**
Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Zoning Department staff in attendance included Rob Klotz and Deb Magritz.
- 3. Certification of Compliance With Open Meetings Law Requirements**
Reese and Klotz verified compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes to the agenda were proposed.
- 5. Explanation of Process by Committee Chair**
Nass explained.
- 6. Public Hearing**
Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 20, 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. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

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

R3647A-13 – Kay Probst/John & Kay Probst Trust: Rezone to create a 2-acre lot with the home at **N5436 Switzke Road** in the Town of Farmington. The site is on PIN 008-0715-2832-000 (18 Acres) and 008-0715-2832-001 (2 Acres).

Petitioner: Kay Probst of N5436 Switzke Road spoke. She wants to pull out two acres around her home and sell the rest of the farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor April 15, 2013, in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz further asked about road access to the remaining ag land. Petitioner stated that there is not an existing access, but Don Reese, Town Chair verified that it will not be a problem to get access.

R3648A-13 – Melissa Hafenstein/Aleta Wilke Property: Create a 5-acre lot around the home at **N7239 Rock Lake Road** in the Town of Lake Mills from part of PIN 018-0713-0312-000 (56.62 Acres).

Petitioner: Aleta Wilke and Melissa Hafenstein. Wilke stated that she would like to create a lot around the house to sell to her daughter, Melissa Hafenstein. Hafenstein has lived in the house for five years,

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: April 5, 2013 approval in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz also explained animal units allowed.

R3649A-13 – Timothy Dettmann: Create a 1.155-acre lot at **N7295 CTH N** from PIN 020-0714-0122-000 (32.5 Acres) in the Town of Milford.

Petitioner: Tim Dettman of N7295 CTH N. Dettman stated that he is putting the farm into an LLC and wants to separate the residence off.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: April 11, 2013 approval in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. It was determined that the home was permitted in 1975.

R3650A-13 & CU1739-13 – Daniel Yaeger: Rezone 1.5 acres of PIN 022-0613-3042-000 (3.973 Acres) to incorporate it into an adjoining A-3-zoned lot. Grant a conditional use to allow a home occupation for firearm sales & gunsmithing on the property. The site is in the Town of Oakland, near **N3062 Asje Road**.

Petitioner: Dan Yaeger of N3062 Asje Road. Yaeger wants to add to his A-3 zone and amend his existing conditional use, moving it to the new A-3 area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: April 16, 2013 approval in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz ascertained that this was being proposed to update Yaeger's federal firearms license.

R3651A-13 – Judith Graff: Create two, 1-acre building sites on **Navan Road** from part of PIN 032-0814-1543-001 (36.739 Acres) in the Town of Watertown.

Petitioner: Judy Graff of N68 W28144 Sussex Road. Graff wants to cut off two, 1-acre lots.

Comments in Favor: None

Comments Opposed: Mark Lessner of N5798 Navan Road. He expressed concern for safety in adding more traffic onto Navan Road because it is narrow and already has a lot of traffic from Riverbend Resort, the hunt club and because farm machinery often travels Navan Road.

Petitioner's Rebuttal: Petitioner's representative stated that the hunt club's main access is not on Navan, and that traffic from Riverbend Resort comes from 180 degrees, not just from Navan.

Town Response: May 13, 2013 approval in file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

R3654A-13 – Dane & Tammy Hartwig: Create a 2-acre lot around the home and buildings at **N6008 Coffee Road** in the Town of Farmington, on PIN 008-0715-2222-000 (40 Acres).

Petitioner: Dane Hartwig of N6468 Switzke Road. Hartwig wants to sell off the house with 2 acres and farm the rest of the land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, May 6, 2013 in file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

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

R3655A-13, R3656A-13 R3657A-13 & CU1740-13 – Dane Hartwig: Rezone a part of PIN 008-0715-1622-000 (34.787 Acres), currently zoned A-1, to add to a proposed A-2 zone area, and to add to a proposed A-3 zone area. Rezone a part of PIN 008-0715-1622-002 (1.293 Acres) which is currently zoned A-3 to A-2. The property is around **N6468 Switzke Road** in the Town of Farmington. Conditional use requested for storage of contractor's equipment, including snow removal equipment, salt and sand.

Petitioner: Dane Hartwig, N6468 Switzke Road. He would like to extend the zone for his contractor's business. Also, part of his house is off the A-3 zone and he would like to add to the zone to bring his house completely onto the A-3 zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, May 6, 2013 in file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

FROM AGRICULTURAL A-1 TO A-3 AND NATURAL RESOURCE

R3652A-13 & R3653A-13 – Doug Erdman/Vern & Ruth Erdman Property: Rezone 2 acres around the home at **N3053 STH 89** for an A-3 zone, and 2.8 acres adjacent to it for a Natural Resource zone. The sites are in the Town of Jefferson, part of PIN 014-0614-2844-000 (35 Acres).

Petitioner: David Westrick spoke on behalf of the petitioners; Leticia Erdman of N3059 STH 89 was also present. Westrick explained that the Erdmans want to transfer some of the land back to the homestead.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval on May 6, 2013 in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz noted that the home to be rezoned is from the early 1990s and will count against the number of building sites that could be created from the property.

CONDITIONAL USE PERMIT APPLICATION

CU1741-13 – Neal Weihert: Conditional use for a home occupation/construction contractor business with workshop at **N4811 CTH Q** in the Town of Jefferson, on PIN 014-0614-0511-009 (1 Acre). The property is zoned A-3, Agricultural/Rural Residential.

Petitioner: Neal & Cheri Weihert of W7545 Koshkonong Mounds Road. Cheri Weihert explained that her husband is a contractor, and they are in the process of building their home and including an attached garage with a workshop for him.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval dated May 6, 2013 in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz noted that a sign of up to six square feet could be permitted for a home occupation.

7. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:30 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary