

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: April 17, 2014
TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)
PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**
The meeting was called to order by Vice Chairman David at 7:00 pm
2. **Roll Call**
Committee members in attendance were Reese, Jaeckel, Rinard and David. Nass was absent. Zoning staff present were Michelle Staff and Rob Klotz.
3. **Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with the open meetings law requirements.
4. **Review of Agenda**
There were changes proposed to the agenda.
5. **Explanation of Process by Committee Chair**
Vice Chairman David explained the process of the public hearing.
6. **Public Hearing**
Klotz read the notice below into the record.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 17, 2014, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS AND A-3, AGRICULTURAL/RURAL RESIDENTIAL**

R3724A-14, CU1776-14 and R3712A-14 – Tim & Christine Riedel: Rezone 3 acres of PIN 024-0516-1011-000 (16.578 Acres) to A-2 with conditional use for storage of concrete contractor's equipment at **W925 Hooper Road**. Rezone 2 acres of that parcel to allow for an adjacent rural residential lot. The property is in the Town of Palmyra.

Petitioner: Chris Riedel, W925 Hooper Rd – Ms. Riedel stated that she would like to rezone two acres for the future residence. In addition, she would like the A-2 lot for storage related to a concrete business. Currently she has four horses. Ms. Riedel stated that the holding tank was removed and they capped the pipes. Klotz explained that she would need a code compliant septic system to hook the plumbing back up. Klotz asked Riedel if there was any proposed outside storage. Riedel explained that most of the time the storage is inside but sometimes they may have some outside storage east of the existing building by the parking area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that the A-2 zone is for the storage of contractor's equipment only.

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

R3713A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property: Rezone to create a 1-acre building site on **Mansfield Road**, on PIN 002-0714-1934-001 (19.942 Acres) utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan.

Petitioner: Kathy Zimmermann, N5845 Harvey Road, Lake Mills – Zimmerman stated that she would like to create this lot for a family member and sell off the remaining farm land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3714A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property: Create a 5-acre farm consolidation lot around the home at **N5845 Harvey Road** in the Town of Aztalan from part of PIN 002-0714-1941-000 (39.5 Acres).

Petitioner: Kathy Zimmermann, N5845 Harvey Road – They would like to split off the house and buildings and will be selling off the cropland to a farmer.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3715A-14 – Ronald Drost/William & Shirley McCormick Property, Ronald Drost Property: Enlarge the existing farm consolidation lot by rezoning it, PIN 004-0515-1622-000 (1 Acre) owned by William & Shirley McCormick at **N1644 Findlay Road** and by rezoning two adjacent acres, part of PIN 004-0515-1622-001 (39 Acres) owned by Ronald Drost. The properties are in the Town of Cold Spring.

Petitioner: Ronald Drost, N1704 Findlay Road – He stated that McCormick would like to have horses so he is asking for additional acreage. .

Bill McCormick, N1644 Findlay Road was present.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3716A-14 – Lorraine Knaack: Create a 4.5-acre farm consolidation lot at **N7143 Shade Road** in the Town of Farmington from part of PIN 008-0715-0324-000 (37.834 Acres).

Petitioner: Gary Knaack, W3449 Saucer Rd. -- They bought this neighboring farm and they would like to sell off the buildings from the farmland. The petitioner is aware that there are no additional residential building sites available.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3717A-14 – Keith Moritz/Pond Hill Dairy LP: Rezone 2.6 acres with the home at **W5872 Star School Road** in the Town of Koshkonong. The site is part of PIN 016-0514-2213-000 (34.1 Acres) and 016-0154-2242-000 (36.13 Acres)

Petitioner: Jim Woodman, 210 Madison Ave., Fort Atkinson, WI – Woodman stated that this is a farm consolidation parcel and normally he would have two acres but wanted to square off the lot so they added 0.6 acres.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3718A-14 – Matt Workman/Micheal and Pamela Ziarnik Property & Matthew Workman Property: Rezone PIN 018-0713-3123-001 (0.8 Acres) owned by Matthew Workman at **N5190 STH 134**, and part of PIN 018-0713-3123-000 (10.918 Acres) owned by the Ziarniks, all in the Town of Lake Mills.

Petitioner: Matt Workman, N5190 STH 134 – Workman stated he needs to rezone from A-1 to A-3 to make the lot large enough for the garage.

Mike Ziarnik, N5143 STH 134 – Ziarnik explained that Workman built a pole building across the lot line onto his property. Ziarnik only wants to give Workman enough land to make the shed compliant.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked Workman to contact the Town so they will release the decision for his petition.

R3719A-14 – Barry Boos/Royce Boos Trust Property: Create a 1.2-acre building site on **Rome Oak Hill Road** from part of PIN 026-0616-2011-003 (6.5 Acres) in the Town of Sullivan.

Petitioner: Larry Boos, N1718 Circle Rd., Sullivan WI - Boos would like to split off the lot from this parcel.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3720A-14 – Michael & Matthew Meracle: Create a 2.2-acre building site on **Hardscrabble Road** from part of PIN 026-0616-2523-004 (16.952 Acres) in the Town of Sullivan.

Petitioner: Michael Meracle, 717 E Main Street, Eagle, WI – They are looking to split off a lot from the family farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

R3721A-14 – Nathan Stach: Rezone 2.1 acres with the home at **N2360 CTH A**, Town of Sumner from part of PIN 028-0513-0413-001 (35.002 Acres).

Petitioner: Attorney Andy Rumpf, 152 W. Main St., Cambridge, WI representing Nathan Stach – Rumpf stated the lot would be 2.1 acres and would encompass the outbuildings and the residence. Rumpf acknowledged that the owner was aware that this would be the only residential split from this property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz made Rumpf aware that this would be the last split available for this parcel and asked if the owner was aware of this.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL AND N, NATURAL RESOURCE**

R3722A-14 & R3723A-14 – Doug Saloga/Saloga Property Management LLC Property: Create a 2-acre building site from part of PIN 032-0815-1244-001 (9.4 Acres) and a 24-acre Natural Resource zone adjacent to it from part of PINs 032-0815-1244-000 (20.3 Acres) and 032-0815-1243-000 (43.8 Acres). The sites are on **Overland Drive** in the Town of Watertown.

Petitioner: Jim Woodman represented the owner, Saloga – Woodman stated that this will be a single parcel with two zones. This would be a lot combination of 2 acres of prime farmland and a natural resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

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

CONDITIONAL USE PERMIT APPLICATIONS

CU1777-14 – Kenneth Havlovick: Modify an earlier conditional use permit and sanction additions to an extensive on-site storage structure. The site is at **N516 Fremont Road** in the Town of Cold Spring on PIN 004-0515-2833-001 (1.259 Acres), and is zoned Residential R-2.

Petitioner: Kenneth Havlovick, N516 Fremont Road – Havlovick explained the square footages of the existing and proposed additions to the accessory structure. He would like to construct a carport for his RV.

In response to Kutz's concerns, Havlovick stated that the closest setback of the building is 5 feet. Havlovick believes that the water problem was present before they built on the lot. He stated that landscaping was done to solve the runoff problem that exists on the lot. The petitioner explained the landscaping and what has been done about the water runoff from the property.

Havlovick stated that the gutters are pointed north to south on the structures.

Comments in Favor: None

Comments Opposed: Roger Kutz, N614 Fremont Road, Whitewater, WI – Kutz explained that there are runoff problems and erosion problems from the Havlovick lot to his neighboring farm fields. Kutz stated that because of these problems he has had to change his farming practices. He believes the buildings are too close.

Questions from the Committee: None

Town Response: Klotz read town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the owner where the gutters are on the buildings?

CU1778-14 – Clayton Fields: Conditional use for a home occupation gun shop at **N8286 CTH Y** in the Town of Watertown. The site is on PIN 032-0815-1941-000 (1.0856 Acre) and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Clayton Fields, N8286 CTH Y – Fields would like to sell guns online and have a small shop in his outbuilding. He stated that it would be mostly internet sales but would also like to buy and sell guns on the property.

In response to Rinard's question, Fields stated that he would not be testing guns on site and would be taking them to Oconomowoc or Watertown for testing. Fields stated the guns would be stored in the house but he would have the shop in the outbuilding.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard asked the petitioner if he would be testing the guns on site.

Town Response: Klotz read town response into the record and is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that ATF wants them to contact the local municipality.

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:47 pm. Motion passed on a voice vote with no objection.

Secretary

A recording of the meeting will be available from the Zoning Department upon request.