

**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: August 21, 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 Chairman Nass at 7:00 p.m.

2. Roll Call

Nass introduced the Committee, all of whom were present. Also in attendance were Michelle Staff and Deb Magritz of the Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

There were no changes proposed.

5. Explanation of Process by Committee Chair

6. Public Hearing

The following hearing notice was read aloud by Staff:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 21, 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 official zoning map 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-T, AGRICULTURAL TRANSITION TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

R3745A-14 – E E Hoffer/Richard Zastrow Property: Create a 3-acre lot around the home at **W4684 Alvoss Lane** in the Town of Watertown from PIN 032-0815-0713-001 (20 Acres).

Petitioner: Ed Hoffer, a real estate broker, spoke for the petition. He explained that they want to divide off 3 acres with the buildings from the farm. The Town and City have already approved this. When questioned by Staff, Hoffer affirmed that the house was constructed before 1975.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department. She noted that there is not a Town-signed preliminary in the file, and asked the age of the home.

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

R3743A-14 – Jerry Wolfram/Florence E Wolfram Trust Property: Rezone to create a 5-acre farm consolidation lot around the home at **N1388 CTH N**. The site is in the Town of Cold Spring on PIN 004-0515-1834-000 (52.054 Acres).

Petitioner: Tom Stade, 623 N Dewey, Jefferson explained that the petitioner wants to split a pre-1975 home on five acres from the rest of the farm. They want to keep the home in the family and sell the rest of the farm. Upon questioning by Staff, he also added that there is no farmland in the proposed lot, and there are two field drives available to the rest of the agricultural land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department. She asked about access to the agricultural land and whether there was agricultural land included in the lot request.

R3744A-14 – Jan Arndt/D & J Arndt Trust Property: Create a 2-acre farm consolidation lot around the home at **N2819 Willing Road** in the Town of Hebron from PIN 010-0615-3112-000 (40 Acres).

Petitioner: Jan Arndt of W4719 STH 106 spoke. She would like to sell her son the two acres on which the house sits for him to replace it with a new house. The barn is across the road. She responded to Staff's question by saying that the house is over 100 years old.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department. She asked about the age of the home.

R3746A-14 – Mike Walter/Walter Trust Property: Create a 4-acre farm consolidation lot at **N9163 E Horseshoe Road** in the Town of Watertown from PIN 032-0815-0724-000 (45.214 Acres).

Petitioner: Mike Walter simply said that they want to split 4 acres off from the farm. The home is older, pre-1975.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked whether the metal building is being kept by Walter on the A-1 land, and asked what would be stored in it. Walter replied that it is being kept by them on the A-1 area for storage of his equipment and with the farm drive.

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department and asked about the age of the home.

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

R3683A-13 & R3747A-14– Brad Walter/Michael R & Sarah S Walter Trust

Property: Modify the area rezoned by R3343A-08 to create a 2.329-acre A-3 lot from PIN 032-0814-1043-001 (2.329 Acres). Rezone a part of PIN 032-0814-1044-000 (62.01 Acres) from A-3 to A-1. The site is at **N8944 West Road** in the Town of Watertown.

Petitioner: Mike Walter noted that the Committee had the drawing in front of them.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked whether this petition was really from 2013. Staff explained that it was, and read aloud December 5, 2013 correspondence from the Committee to Walters.

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1788-14 – Steven & Carol Mertins: Conditional use to allow a church as a public/semi-public use at **N9146 Klug Lane** in the Town of Waterloo on PIN 030-0813-1113-001 (1.2 Acres) in an A-3, Agricultural/Rural Residential zone.

Petitioner: Steven Mertins said they wanted to start a church and meet in a 22'x 21' area of their home. In answer to Staff's later questions, they meet on Saturday mornings, with approximately 10 adults and 5 children. No signs are proposed, information is spread through word of mouth. They would like to build a building eventually.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report which is on file in the Zoning Department. She asked Mertins about his church operation and whether any signs were proposed.

CU1790-14 – Paul Antczak/Diane G West Property: Conditional use to allow a duplex at N4615 Highland Drive in the Town of Sullivan, on PIN 026-0616-0244-010 (4.155 Acres). The property is zoned A-3, Agricultural/Rural Residential.

Petitioner: Paul Antczak said that they want a 936 square foot addition off the rear of their home. It is on a dead end road along with other duplexes, and it is intended to be owner-occupied by his mother-in-law. In answer to Staff's questions, there are two bedrooms in the main house and one proposed for the duplex.

Comments in Favor: Dawn Antczak was in favor of the petition.

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Staff read aloud the report and asked about number of bedrooms in the structure. She noted that a variance is pending.

Motion by Reese, seconded by David to adjourn the meeting at 7:24 p.m. Motion carried on a voice vote with no objection.



Don Reese,
Secretary

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

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

