

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

1. Call to Order

The meeting was called to order by Chairman Nass at 7:30 p.m.

2. Roll Call

All Committee members were present and were introduced by Nass. Also present and introduced were Rob Klotz 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

No changes were proposed to the agenda.

5. Explanation of Process by Committee Chair

Nass explained the process and noted that the Committee would meet on these petitions on November 24, and the County Board would meet on December 9.

6. Public Hearing

The following public hearing notice was read aloud by Klotz:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at approximately **7:30 p.m.** or immediately following the public hearing to repeal and recreate the Jefferson County Floodplain Ordinance with flood storage and revised FIRM maps and flood storage maps, on Thursday, November 20, 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 RESIDENTIAL R-2 TO A-1, EXCLUSIVE AGRICULTURAL

R3767A-14 – Don Pettit/D&F Scott Trust Property: Rezone approximately 0.5 acre of PIN 016-0514-0222-007 (1.5 Acres) to allow its inclusion with an adjoining A-1 zoned property. The site is in the Town of Koshkonong, part of **N2464 Rock River Road**.

Petitioner: Don Pettit of N2472 Rock River Road spoke. He would like to obtain this land that he's been maintaining for some time to add it to his woods.

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: Klotz read aloud the staff report which is on file in the Zoning Department.

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

R3768A-14 – Helen Jacobson LE/Charles & Thomas Jacobson: Create a 4.1-acre farm consolidation lot around the home at **W8843 STH 106**, and two, 2-acre lots on **Loga Road**. The sites are in the Town of Sumner, on PIN 028-0513-1622-000 (41 Acres).

Petitioner: Charles Jacobson on N1805 Grant Street spoke. His mother is no longer able to live in her home, so they would like to sell it, and to also create the two, 2-acre lots.

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: Klotz read aloud the staff report which is on file in the Zoning Department. He also noted that the farm consolidation lot would have to be recorded first in order for there to be 35 acres remaining after that division. Jacobson and his surveyor, John Kannard, both acknowledged that they understood.

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

R3769A-14 & R3770A-14 – Michael Stade: Create a 5-acre farm consolidation lot at **N6689 Newville Road** and create a 4-acre rural residential building site adjacent to it, both from PIN 018-0713-0911-000 (45 Acres). Rezone 12.6 adjoining acres to Natural Resource from PINs 018-0713-0911-000 (45 Acres) and 018-0713-0912-000 (40 Acres). These sites are all in the Town of Lake Mills.

Petitioner: Mike Stade, W4353 Emerald Drive spoke. He said they would like to create a lot with the house and several farm buildings, and a 4-acre non-prime lot plus the Natural Resource lot.

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: Klotz read aloud the staff report which is on file in the Zoning Department. He noted the presence of some 20% slopes on the proposed building site.

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

R3771A-14 – HAF Golden Acres LLC/Richard & Jody Herr Trust: Rezone 0.48 acre of PIN 006-0716-3634-000 (24.609 Acres) from A-3 to A-1 to allow a legal transfer to the adjoining property which is zoned A-1. The site is in the Town of Concord near **W344 USH 18**.

Petitioner: Michelle Martin of N20 W22961 Watertown Rd, Waukesha spoke on behalf of HAF Golden Acres. She said that they are asking for this parcel to match the zone to which it will be attached.

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: Klotz read aloud the staff report which is on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1801-14 – Mark Hildebrand: Conditional use to allow agricultural cropping in a Natural Resource zone on PIN 004-0515-1821-001 (15 Acres). The site is on **Heyse Drive** in the Town of Cold Spring.

Petitioner: Mark Hildebrand of N1704 Heyse Rd spoke. He explained that they would like to keep the historical integrity of the area and continue cropping the 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: Klotz read aloud the staff report which is on file in the Zoning Department. He explained that the Natural Resource zone is now state-certified for agricultural purposes.

CU1802-14 – Joe Vultaggio: Conditional use to sanction a duplex in an A-3, Agricultural/Rural Residential zone at **W2862 STH 59** in the Town of Cold Spring on PIN 004-0515-2533-001 (5.265 Acres).

Petitioner: Joe Vultaggio, W2862 STH 59 spoke. He said that he bought the house in 2013 as a duplex, and would like to now make it a legal duplex.

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: Klotz read aloud the staff report which is on file in the Zoning Department. He noted that the septic is sized for four bedrooms, but that there was assessment information that there were actually five bedrooms. Vultaggio confirmed that there are only four bedrooms in the structure. Klotz also notified Vultaggio that the chicken coop/office cannot be used as a residence.

CU1803-14 – River Road Storage LLC: Modify CU842-97 to allow for outside storage at the mini-warehousing facility at N7962 CTH Y on PIN 032-0815-3014-001 (1.342 Acres), Town of Watertown. The property is zoned A-2, Agricultural & Rural Business.

Petitioner: Mike Gross, N7794 CTH Y spoke. He explained that he is amending his conditional use permit to have outside storage, primarily for his own equipment to maintain the property.

Comments in Favor: None

Comments Opposed: Mike Becker, N7826 Petig Road spoke. He felt that the site was not conducive to outside storage because it can be seen from the main highway.

Marla Becker, N7826 Petig Road spoke next. Her concern is one of aesthetics, and she is fearful that outside storage will lead to an increase in criminal activity at the site.

Petitioner's Rebuttal: Gross responded that he wants to keep the site looking nice. He will not be renting out outside storage space, only keeping his flatbed, enclosed trailer, Bobcat and temporarily perhaps an item taken from a delinquent unit that doesn't fit into the enclosed trailer.

Questions from the Committee: Reese asked whether Gross was looking to store boats or campers or the like, to which Gross answered no.

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

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

Motion by Reese, seconded by Jaeckel to adjourn. Motion carried on a voice vote with no objection, and the meeting adjourned at 7:58 p.m.



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.