

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: March 20, 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 meeting 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, March 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 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

R3708A-14 – Brad Hering/Gordon & Alta Kottwitz Trust Property: Rezone 3.1 acres of PIN 020-0814-3342-000 (38 Acres) to allow for a Christmas tree farm at the intersection of **CTH Q and Vandre Road** in the Town of Milford.

Petitioner: Brad Hering, N7458 CTH Q – Mr. Hering would like to have additional acres as a tree farm and will have about 2,800 to 3,000 trees on these acres. He said there would not be any more buildings on the 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.

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

R3709A-14 – Ronald Pitzner: Create a 3-acre farm consolidation from part of PIN 014-0614-0321-000 (48.001 Acres) at **N4750 Popp Road**, Town of Jefferson.

Petitioner: Sue Pitzner, N4750 Popp Road – They would like to sell off the residence from the 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. The petitioner acknowledged that the residence is pre-1975.

R3710A-14 – Dempsey Farms Partnership: Create a 1.4-acre farm consolidation lot at **N2531 CTH Z** in the Town of Sullivan from PIN 026-0616-3644-000 (40 Acres).

Petitioner: Sean Dempsey, S71W39206 CTH ZZ Eagle, WI -- They have the adjoining 180 acres but would like to split off the original homestead.

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. The petitioner acknowledged that the residence is pre-1975.

R3711A-14 – Phyllis Schmoller/Kehl Family Partnership Property: Rezone 1.82 acres of PIN 032-0815-1224-000 (25.84 Acres) for a new building site on **Ash Road** in the Town of Watertown.

Petitioner: Phyllis Schmoller, 712 Western Avenue, Watertown -- She would like to split off a site to build a new residence.

Comments in Favor: Howard Wiedenhoeft, W2340 STH 16 - Spoke in favor of the petition.

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

CU1774-14 – Craig Lang/Rhorex LLC Property: Conditional use to allow business services in a Community zone for motorcycle, snowmobile, ATV and UTV repairs, sales and service at **W8528 USH 12**. The property is on PIN 022-0613-2111-005 (0.879 Acre) in the Town of Oakland and is zoned Community.

Petitioner: Craig Lang, 804 N Main, Fort Atkinson – He would like to buy this property to expand his business. He would use the buildings for storage. He stated that he would try to keep everything inside but said that there may be some snowmobile trailers outside

and there may also be some snowmobiles outside for sale. Lang talked to the DOT and does have approval for the change in use.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if there would be any outside storage and if there would be outside sales.

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 explained the request further based upon information in the file.

CU1775-14 – Donald S Zimmerman: Conditional use for an extensive on-site storage structure at **W9046 USH 12** in the Town of Oakland. The site is in a Residential R-2 zone, on PIN 022-0613-1713-007 (1.247 Acre).

Petitioner: Donald Zimmerman, W9046 USH 12 – He had a 30 x 30 garage which he had torn down and would like to build a new, larger one. 36' x 45'. Zimmerman stated he would have only inside storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if he was going to have any outside storage.

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 petitioner if there would be any business use, plumbing or residential use. The petitioner acknowledged that there would not be any business use, water service or habitation.

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

Donald Reese, Secretary