

**MINUTES OF THE PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Greg David, Don Reese, Amy Rinard, George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** May 15, 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 7:01 pm

**2. Roll Call**

Committee members in attendance were Reese, Jaeckel, Rinard and Nass. Member absent was David. Zoning staff present included 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 no changes proposed to the agenda.

**5. Explanation of Process by Committee Chair**

Chairman Nass explained the process of the public hearing.

**6. Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, May 15, 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/ RURAL  
RESIDENTIAL**

**R3725A-14 – Bruce Lucht:** Create two new 1-acre building sites, one from part of PIN 004-0515-1633-001 (20 Acres) and one from part of PIN 004-0515-2122-000 (40 Acres). The sites are in the Town of Cold Spring, near **N1290 Fremont Road**.

**Petitioner:** Bruce Lucht, N1290 Fremont Road was present.

Bryon Freeman, N1362 Fremont Road, who is a co-owner of the farm, stated that they own a 160-acre farm and they would like to split it up. They would have one building site and the existing farm and the other 115 acres would go with another split. He stated that each vacant lot split is next to an existing homestead.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response of approval 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 Freeman how he picked the locations of the proposed vacant lots.

**R3726A-14 – John Tincher/Tikalsky Farms LLC Property:** Rezone to create a 2-acre building site on **Fremont Road** in the Town of Cold Spring from part of PIN 004-0515-1742-000 (40 Acres).

**Petitioner:** Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. He stated that this location is an oak savannah and it is a 2-acre prime soil lot combination since the farm is more than 50 acres.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response of approval 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.

**R3727A-14 – John Tincher/Tikalsky Farms LLC Property:** Rezone 6 acres from PIN 004-0515-1714-001 (20 Acres) for a new residential building site with existing barn on **Fremont Road**, Town of Cold Spring.

**Petitioner:** Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. He stated that this proposal is a non-prime lot combination

with the two remnant A-1 parcels which could be sold with this lot or to an adjacent property owner. Woodman stated that there is no history of cultivation of this property.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response of approval 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.

**R3728A-14 – John Tincher/Tikalsky Farms LLC Property:** Create a 2-acre farm consolidation lot at **W4147 Fremont Road** in the Town of Cold Spring from part of PIN 004-0515-1741-000 (36.945 Acres).

**Petitioner:** Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. Woodman stated that this was the original homestead and they would like to split it off. He explained that there is a little cropland in the rear of the proposed lot but the lot is within 2 acres.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response of approval 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.

**R3729A-14 – John & Geraldine Franz:** Create a 5-acre farm consolidation lot at **W2298 STH 16** from part of PINs 012-0816-0743-000 (37.635 Acres) and 012-0816-1812-000 (29.08 Acres) in the Town of Ixonia.

**THE PETITIONERS WERE NOT PRESENT.**

**R3730A-14 – Charles Hutchins/Hutchins Trust Property:** Rezone 2 acres of PIN 020-0814-1624-000 (40 Acres) for a new residential building site on **CTH Q** in the Town of Milford.

**Petitioner:** Charles Hutchins, N8779 CTH Q, Watertown, WI. He is asking to divide 2 acres for his daughter and son-in-law to build a residence. Hutchins responded to Klotz's question about the purpose of the easement. He stated the easement was never used as far as they know and was created in 1907 for a parcel that is landlocked. Hutchins responded to Klotz's question on clustering by stating that there were some drainage issues by the other existing residence.

**Comments in Favor:** None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval 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 about the existing easement that is shown on the plat maps. Klotz asked the petitioner why they didn't cluster the lot with other residences.

### **FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

**R3731A-14 – Paul Kramer:** Rezone 14 acres of PIN 004-0515-1821-001 (15 Acres) on **Heyse Drive** in the Town of Cold Spring.

**Petitioner:** Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. Woodman stated that they had a one-acre building site and want to add additional lands to the one-acre lot. Nass asked Woodman what the future land use for this natural resource zone would be since most of the lands were floodplain and cropped. Woodman stated it would depend on the new buyers.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked Woodman what would be the future plans of this property because of the floodplain.

Town Response: Klotz read Town response of approval 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 Committee should have a plan for the future of this parcel considering that most of the land is cropland. It was commented on what the purpose and intent of the natural resource zone was and that the floodplain should not be cropped.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1779-14 – George Leveille/Kenneth & Naomi Steel Property:** Conditional use to allow up to ten dogs in an A-1 zone at **N2311 Frommader Road** in the Town of Hebron. The site is PIN 010-0515-0124-002 (1 Acre).

**Petitioner:** George and Jennifer Leveille, N2311 Frommader Rd. – Mr. Leveille stated that he would like to have 6 dogs on this property but is asking for 10 dogs. Leveille explained the selling process of their dogs and stated they wanted to be allowed 10 dogs in case pups were returned to them. The petitioners stated they would shore up the fences around the residence. Mrs. Leveille explained the handling and care of the dogs on the property. She explained that Alaskan Malamutes do not bark but do make other noises. She stated that her husband works 2<sup>nd</sup> shift and she works 3<sup>rd</sup> shift so they will be home most of the day.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass stated that the current fencing has holes in it.

**Town Response:** Klotz read Ttown response of approval 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.

**CU1780-14 – Debra Camodeca:** Conditional use for a bed and breakfast at **N9038 Setz Lane** in the Town of Waterloo on PIN 030-0813-1141-000 (39.787 Acres). The property is zoned A-1, Exclusive Agricultural.

**Petitioner:** Deb Camodeca, N9038 Setz Lane. Camodeca is applying for bed and breakfast for her three-bedrooms residence. She will be renting out two bedrooms with two baths.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response of approval 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 sign must be reduced in size to 6 sq foot.

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:38 pm. Motion passed on a voice vote with no objection.

Don Reese, Secretary