

MINUTES 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: June 19, 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 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, June 19, 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

R3732A-14 – Daniel Schieber/Francis Hoff Trust Property: Rezone 1.3 acres of PIN 026-0616-3232-001 (16.507 Acres) for a new residential building site on **Boos Lane** in the Town of Sullivan.

Petitioner: Daniel Schieber, W338 S5021 Fox Hollow Drive, Dousman, WI: Mr. Schieber indicated that they would like to split off a 1.3 acre to build a new residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read the town response of approval into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that there are areas of over 20% and the Committee may restrict those areas from any improvements such as driveways or residences.

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

R3733A-14 & R3734A-14 – Richard A Nelson/Pond Hill Dairy LP Property: Rezone 0.5 acre of PIN 016-0514-2622-000 (40 Acres) to A-3 to allow its inclusion with adjoining PIN 016-0514-2622-002 at **W5581 Smiley Lane**. Rezone 6.3 acres of PINs 016-0514-2622-000 (40 Acres) and 016-0514-2623-000 (40 Acres) including the access and home at **W5605 Smiley Lane** to A-3. Rezone part of PINs 016-0514-2622-000 (40 Acres), 016-0514-2623-000 (40 Acres), 016-0514-2624-000 (42.427 Acres) and 016-0514-2624-001 (10 Acres) to create a 15-acre Natural Resource zone. These properties are in the Town of Koshkonong.

Petitioner: Richard Nelson, N833 STH 12, Fort Atkinson, WI: Mr. Nelson stated that his father used to own the farm and sold it. He would like to purchase back the house site and some woodland on the property. The whole acreage would be a total of 22 acres and about 12 acres of that would be a natural resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; it is in the file. Klotz explained the petition and the history of parcels. The dedication of the road has been worked out with Town.

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

R3735A-14 & R3736A-14 – John Schwemmer/Ruth I Schwemmer Trust Property:

Rezone 6 acres of PINs 028-0513-0211-001 (49.9 Acres) and 028-0513-0212-000 (52.5 Acres) to create a 6-acre A-3 building site. Rezone 1.5 acres of PIN 028-0513-0211-001 to Natural Resource to add to an existing Natural Resource zone. The site is on **Schwemmer Lane** in the Town of Sumner.

Petitioner: Peter Gross who is representing John Schwemmer was present. His address is N5921 Jefferson Rd, Johnson Creek, WI: Mr. Gross stated that they tried to use the non-prime area instead of the farmland.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; it is in the file. Klotz asked Gross if they were aware of the Town's driveway ordinance with the length restriction and if it would be a problem to meet the driveway ordinance requirements. Gross stated that he is aware of it and they will meet the requirements.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated they are taking all of the non-prime land separate from the farmland.

FROM EXCLUSIVE AGRICULTURAL A-1 TO N, NATURAL RESOURCE

R3737A-14 – Eric Evenson: Rezone approximately 29.4 acres of PIN 028-0513-0822-000 (40 Acres) on **Danielson Road** in the Town of Sumner.

Petitioner: Eric Evenson, N2612 Evenson Rd, Cambridge, WI: Mr. Evenson is a cash cropper and does not want the wetlands. He would like to sell them off for hunting purposes.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; 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

CU1782-14 – Linette L Schleef: Conditional use to allow a duplex in an A-3, Agricultural/Rural Residential zone at **W6826 Rubidell Road** in the Town of Milford. The site is on PIN 020-0814-1722-002 (1.176 Acre).

Petitioner:

Petitioner: Linette Schleef, W6826 Rubidell Road, Watertown, WI: Ms. Schleef would like to rent out the bottom half of the house; she would not change the design of the residence. She explained that the ceilings in the basement aren't completed but that there is already a bathroom and kitchen in the basement. Schleef acknowledged that there would be three bedrooms on the first floor and two in the basement. There was a discussion between Klotz and Schleef about the septic system design and number of bedrooms proposed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz indicated that if the number of bedrooms were to change we needed an updated sketch of the residence design; otherwise the mound system may need to be enlarged.

CU1783-14 – Todd Tessenske: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N678 CTH H**, Town of Palmyra, on PIN 024-0516-2841-000 (9.032 Acres).

Petitioner: Todd Tessenske, N678 CTH H Palmyra, WI: Mr. Tessenske would like to build an accessory structure in excess of 1,000 sq. ft. (36' x 32') strictly for his personal storage. The petitioner acknowledged that there would be no business storage or habitation of the structure.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Ed Miller from the Town of Palmyra was present and stated that the Town did approve the petition.

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

Motion by Reese, seconded by Jaeckel, to adjourn the meeting at 7:22 pm. Motion carried on a voice vote with no objection.

Donald Reese, Secretary