

**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: July 17, 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 pm.

2. Roll Call

Committee members in attendance were Reese, Jaeckel, David, Rinard and Nass. 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 meeting 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, July 17, 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 R-2, RESIDENTIAL AND A-1, EXCLUSIVE AGRICULTURAL TO A-2,
AGRICULTURAL AND RURAL BUSINESS**

R3738A-14 – Timothy May/Anthony & Rose Vrtis: Create a 12.46-acre A-2 zone from part of PIN 012-0816-1912-000 (15.52 Acres) which is partially zoned R-2 and partially A-1, owned by Timothy May; and from PIN 012-0816-1913-008 (15.8 Acres), also zoned R-2 and A-1, owned

by Anthony and Rose Vrtis. Rezone PIN 012-0816-1913-000 (3 Acres) owned by Timothy May at **N8344 Hustisford Rd** to A-2. The sites are in the Town of Ixonia, all near Hustisford Rd.

Petitioner: Anthony Vrtis, W2156 CTH P Ixonia: Vrtis explained the current lot configuration and then the proposed lot configuration. Vrtis and May would like to swap properties where May would have everything west of the ditch line and Vrtis have everything east of the ditch line.

Tim May W4382 CTH O, Watertown, WI: May added that he would like to split the residence off with the current R-2 zone.

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. Klotz explained the purpose of the A-2 principal use which is agricultural; also that they do not have 35 acres so cannot keep it A-1.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3739A-14 & CU1784-14 – Anthony Buonincontro: Rezone PIN 022-0613-1533-000 (4.195 Acres) with conditional use to allow for adaptive reuse of a barn under Section 11.04(f)7 of the Jefferson County Zoning Ordinance, item eee. for conference center, banquet hall and event facility at **N3784 N Oakland Rd** in the Town of Oakland.

Petitioner: Anthony Buonincontro, N3784 Oakland Rd, Fort Atkinson: Buonincontro explained that he has refinished the barn for special events, weddings, churches, etc. Klotz asked Buonincontro to explain more about the operation. Buonincontro stated that the most common use would be weddings but other events may be possible. He explained the location of the parking and stated that he has parking for 120 cars. He reported that he has built porta potties that are chemically treated and pumped. He stated that he had an engineer look at the barn and did have to do some modifications to the structure. He noted that he wants to make the structure code compliant. Buonincontro explained improvements he has done to the structure. Buonincontro stated that he talked to the State Building Inspector in the beginning but has not talked to them recently. He stated that there would be no activities outside the barn. He said that activities would only occupy the top floor of the barn structure and he would not have any events in the basement of the barn. He stated that he contacted the local fire inspector and they told him he could have a maximum of 300 people in the barn. He hasn't thought about any dumpster locations and he doesn't plan on any additional fencing for the property.

Comments in Favor: None

Comments Opposed: Klotz read into the record a letter from Lynn Anderson at W8614 Perry Road.

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. Klotz asked the petitioner if he has submitted any plans to the State of Wisconsin for conversion of the structure to a public building. Klotz asked about signs and informed the owner that they would require permits. Klotz explained about the Buonincontros' private friend's party and the complaint the Department received from the Town of Oakland.

FROM EXCLUSIVE AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL BUSINESS AND A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3740A-14, R3741A-14 & CU1785-14 – Jon Bound/Humane Society of Jefferson County

Property: Rezone PINs 014-0614-2014-001 (2 Acres) and 014-0614-2123-001 (2.6 Acres) to create a 0.38-acre A-2 zone with conditional use for storage of contractor's equipment and a 1.72 acre A-3 lot, both at **W6510 Kiesling Rd** and a 2.4-acre A-3 lot at **W6490 Kiesling Rd**, all in the Town of Jefferson.

Petitioner: Lisa Patefield representing the Humane Society of Jefferson County and Jon Bound were present. Patefield explained the proposal. Bound did not speak.

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. No questions from Klotz.

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

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.

Petitioner: Tom Stade: They wish to split off the existing residence and sell the remainder of the proposal.

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.

R3742A-14 – Lloyd Holterman: Create a 1.3-acre farm consolidation lot at **N8632 CTH X** in the Town of Watertown from part of PIN 032-0815-1532-000 (37.863 Acres).

Petitioner: Lloyd Holterman and Dana Nelson (owner) were present. Holterman explained that they would like split off the residence and he would like to purchase the farmland. Holterman explained that buildings will be removed and the lands converted back to farmland. Nelson confirmed that age of the residence to be pre-1975.

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. Klotz explained about the septic location and the buildings to be removed.

CONDITIONAL USE PERMIT APPLICATIONS

CU1786-14 – Robert & Catherine Muchka: Revise the previous conditional use to allow for modification of its conditions of approval regarding sanitary facilities and driveway access. The site is at **W1342 CTH B** in the Town of Concord, on PINs 006-0716-1641-001 (2.54 Ac), 006-0716-1641-002 (2.1 Ac) and 006-0716-1641-003 (7.5 Ac). The properties are zoned Community.

Petitioner: Robert Muchka, 400 N Summit Moors, Oconomowoc, WI: Originally the existing CU was for using the existing residence for bathrooms and office. Muchka stated that he had persons interesting in purchasing the residence and now would like to put in a well and septic for the newly constructed building and split off the existing residence.

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.

CU1787-14 – William Stade: Revise the previous conditional use to allow an auction facility to operate over ownership boundaries. The site is at **N3660 STH 89** in the Town of Jefferson, on PIN 014-0614-2222-000 (33.857 Acres) in an A-1 Agricultural zone.

Petitioner: Tom Stade, 623 Dewey Ave. Jefferson, WI: Stade explained the proposal of the land split.

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. Klotz explained the access and address requirements.

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.

The petitioners did not show.

CU1789-14 – Dale Overson: Conditional use to allow a church as a public/semi-public use at **W6783 and W6785 Westphal Ln** in the Town of Koshkonong on PIN 016-0514-0824-002 (2.889 Acres). The property is zoned A-3, Agricultural/Rural Residential.

Petitioner: William Bartz, W6789 Westphal Lane, Fort Atkinson and Joel Oman: Bartz explained the purpose and intent of the proposal. Bartz explained that they would like to move to the machine shed and maybe purchase the property. Oman noted that he believes it would be .3 acre of land to added to the parcel for the parking and septic area. Oman asked if this would be the time to ask the Committee about adding the land to the parcel. Klotz explained that would be a rezoning process and tonight we are here for the use of the church 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. Klotz explained the options for the project to the petitioners and explained that they need to make the decision.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that this petition is only for the use of the building for the church.

Motion to adjourn made by Reese, seconded by David. Committee adjourned at 7:54 pm.

Don Reese, Secretary