

**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:** January 15, 2015

**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 at 7:00 were Jaeckel, Nass, Reese, David and Rinard. 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**  
Klotz read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 15, 2015, 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 EXCLUSIVE AGRICULTURAL A-1 TO I, INDUSTRIAL

**R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property:** Rezone 1 acre of PIN 026-0616-0631-000 (33.522 Acres) for its inclusion with adjoining property already zoned Industrial. The site is near **W2355 USH 18** in the Town of Sullivan.

**Petitioner:** Scott Bryer, W2355 USH 18 - They would like to purchase and rezone a one acre parcel immediately west of their self-storage units. The petitioner would like to build more storage units. In response to Ms. Reynolds comments, the petitioner stated that her statements were inaccurate and that he will be contacting his legal counsel on this issue.

**Comments in Favor:** None

**Comments Opposed:** Lucille Reynolds, W2374 STH 18 - Reynolds lives across the road from the property. Reynolds read a written statement and submitted it to the Planning and Zoning Committee. She has several concerns such as wetlands, prime farmland, they have present storage with 84 units, future building sites shown on previous plans, states concerns from the Department of Commerce letter that is in the file, etc. Her written statement is in the file.

**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 had concerns that the current buildings do not meet lot line setbacks.

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

**R3780A-15 – Shirley Wagi/Lucht-View LLC Property:** Create a 2.5-acre farm consolidation lot at **N2732 Koch Road** in the Town of Hebron from part of PIN 010-0515-1224-000 (40 Acres).

**Petitioner:** Shirley Wagi, W3359 Lower Hebron Road - They are trying to create a farm consolidation with 2.5 acres. They have persons interested in buying the buildings. The petitioner verified that the homestead is older than 1975. Wagi stated that the septic system is east of the house.

**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 asked the petitioner for the location of the septic system.

**R3781A-15 – John & Nancy Burton:** Create a 2.8-acre A-3 zone utilizing consolidation of parcels of record on PIN 024-0516-0144-003 (31.33 Acres). The site is in the Town of Palmyra near **W149 Hooper Road**.

**Petitioner:** John Burton, S69 W39606 CTH N, Eagle, WI – He would like to move the splits from the north side of the road to the south and create a building site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Larry Kau, Town of Palmyra Chair was present and the Town of Palmyra had no objections.

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

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

**R3782A-15 & R3783A-15 – Dave Froelich/Floyd & Sally Froelich Trust Property:** Create a 2-ac A-3 zone around the home at **W1926 Froelich Road** and a 22-acre Natural Resource zone adjacent to it. The sites are in the Town of Sullivan on PIN 026-0616-0823-000 (40.153 Acres), 026-0616-0824-000 (18.46 Acres) and 026-0616-0831-000 (10.004 Acres).

**Petitioner:** Dave Froelich, W1940 Froelich Road – They have someone interested in the residence and would like to split off the 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.



## CONDITIONAL USE PERMIT APPLICATIONS

**CU1807-15 – Jake Kelchner/Jacob, Robert & Judith Kelchner Property:** Allow a conditional home occupation heating and air conditioning business at **W1536 CTH B** in the Town of Concord. The property is on PIN 006-0716-1631-000 (3 Acres) in an A-3, Agricultural and Rural Residential zone.

**Petitioner:** Jake Kelchner, W1536 CTH B – The petitioner would like run his business out of this property. There are parts being stored in the building; he is a service contractor and they store materials in the building and take it to the job site. Currently the only employees for the business are his father, brother and himself. There will be only a work van outside, otherwise no other outside storage.

**Comments in Favor:** Robert Kelchner, 406 Talcott Ave Fort Atkinson, WI in favor. Brian Kelchner, Town of Sullivan in favor.

**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.

**CU1808-15 – Russell Hartwig:** Conditional use to allow expansion of the existing poultry/egg production operation at **N5966 Christberg Road** in the Town of Farmington from the current 20,000 birds up to 30,000 birds. The site is zoned A-1 Agricultural on PIN 008-0715-2013-000 (30.548 Acres).

Roll call taken with Nass, Reese, David, Rinard and Jackel signifying their presence.

**Petitioner:** Steve Hartwig - Hartwig explained the process they have already gone through and that they would like to expand. They will be constructing a new building and adding 10,000 birds. The petitioner praised Cicero on her help with the paperwork for this petition.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Reese, Town of Farmington Chair, stated that the Town reviewed the proposal and had no objection.

**Staff Report:** Patricia Cicero from Jefferson County Land and Water Conservation Department explained some uniqueness about the proposal and gave clarification about manure management/storage. Staff report given by Robert Klotz and now on file in the Zoning Department.

**CU1809-15 – Wagi Apartments LLC:** Conditional use to allow use of the property at **W3775 STH 106** as a duplex. The property is in the Town of Hebron, on PIN 010-0615-3344-004 (0.756 Acres) and is zoned R-2, Residential.

**Petitioner:** John Wagi, W3359 Lower Hebron Road – The petitioner would like to create a one-bedroom efficiency apartment in the basement of this residence. Klotz asked them the total number of bedrooms. Shirley Wagi, W3359 Lower Hebron Road answered that there are two bedrooms on the first floor and one bedroom in the basement. She stated that there is only one couple on the first floor at this time. She also commented that they haven't had any problems with the septic system and only have three people in the structure. Mrs. Wagi stated that they have not contacted the Town Building inspector.

**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 asked the petitioner the number bedrooms. Klotz explained the options when adding additional bedrooms to the structure. Klotz stated that the Committee will make the decision on which option will apply if this proposal was to be approved. Klotz asked the petitioner if they have contacted the Town Building inspector.

**CU1810-15 – Dustin & Melissa Stanul:** Allow a conditional home occupation landscaping business at **W5012 Bark River Road** in the Town of Koshkonong. The property is on PIN 016-0514-0113-003 (2.509 Acres) and is zoned A-3, Agricultural and Rural Residential.

**Petitioner:** Dustin Stanul, W5012 Bark River Road – Stanul explained that he has a small landscaping business. He stated that he does have a trailer that can't be stored in the building but other than that there would be no outside storage. Stanul listed all of the equipment being stored in the shed and stated that there would be no outside storage of materials. Petitioner explained that he has materials shipped to the job site and/or he picks up the materials directly from the supplier and takes it to the site.

**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 petition.

Motion by Jaeckel, seconded by Reese to adjourn the meeting at 7:40 pm. Motion passed on a voice vote with no objection.



Don Reese, Secretary