

**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 16, 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 p.m.

2. Roll Call

Committee members in attendance at 7:00 were Jaeckel, David, Nass, Reese 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, July 16, 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 A-1, EXCLUSIVE AGRICULTURAL TO R-1, RESIDENTIAL

R3814A-15 – Steve Aschbrenner: Rezone 0.59 acre of PIN 022-0613-0921-000 (44.87 Acres) to add it to adjoining R-1 zoned property at **N4510 County Rd A** in the Town of Oakland.

Petitioner: Larry Aschbrenner, 808 Chickadee Dr. Cambridge WI – The original petitioner, Steve Aschbrenner, passed away very recently and his father was present to represent the petition. Larry Aschbrenner purchased this property in 1980 and the structures have been in the same location since he purchased the property. He explained about the 66 feet easement with the Town Hall.

Comments in Favor: Randy Aschbrenner – Aschbrenner is the brother of the petitioner and listing agent for the property. Aschbrenner stated that this would provide a 25 to 30 foot setback from the structure to the proposed property line.

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file. Klotz asked about the setbacks of the structures with that added 30 feet.

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

R3815A-15 – Eldyn Pitzner: Create a 3-acre farm consolidation lot around the home at **N7054 County Rd D** in the Town of Farmington from part of PIN 008-0715-0241-000 (37.99 Acres).

The petitioner did not show up for the public hearing.

R3816A-15 – Joel Hebbe: Create a 1.8-acre lot around the home at **N827 County Road K** and a vacant 1-acre lot adjacent to it from part of PINs 016-0514-2712-002 (1 Acre), 016-0514-2713-002 (1 Acre) and 016-0514-2721-001 (15 Acres). This property is in the Town of Koshkonong.

Petitioner: Joel Hebbe, N827 CTH K – Hebbe would like to create a lot around the existing home and then create a vacant lot to build a new residence. In response to Klotz’s question, Hebbe stated there was a soil test done many years ago.

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 if there was a soil test on the property.

R3808A-15 – Josh & Christine Wickland/David & Harriet Wickland Property: Rezone 1.6-acre of PIN 024-0516-0334-001 (20 Acres) for a new building site near **W1108 Hooper Rd** in the Town of Palmyra.

Petitioner: Josh Wickland, W1108 Hooper Rd – Wickland would like to rezone a lot for a new residence. He explained that in the future he may want to purchase the adjacent shed and add to the lot but at this time he is only asking for the house lot.

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 petitioner would have to reapply for a rezoning for adding any additional land to this proposed lot, if approved.

R3817A-15 – Dale Hardtke/Leon & Dale Hardtke Property: Create a 2.6-acre farm consolidation lot around the home and buildings at **N8367 County Road E** from part of PIN 032-0815-2413-000 (46.71 Acres) in the Town of Watertown.

Petitioner: Dale Hardtke, N8413 County Road E – Hardtke and his brother that own the property would like to rezone the old farm house with the outbuildings. In response to the opposition, Hardtke explained that there is only one family living on the property and there isn't any auto body shop or business. The petitioner acknowledged that the residence is older than 1975. Hardtke stated that all vehicles are licensed and again explained that there wasn't a business being conducted on the property.

Leon Hardtke – He said that the City of Watertown wants to dedicate additional land for right-of-way.

Comments in Favor: None

Comments Opposed: Martine Koepfel, N8260 County Road E – Koepfel stated that there are numerous cars, anywhere from 10 to 15 cars on the property and doesn't believe it is being used as a single-family residence. She has concerns that this will become an RV park or an auto body shop. She presented photos to the Committee.

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 if there are more than two unlicensed cars and if a business was being conducted on the property. Klotz asked if the age of the residence was pre-1975.

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

R3818A-15 & R3819A-15 – Dane Hartwig: Rezone to create a 2.4416-acre A-3 lot around the home at **N6305 Back Acres Lane** and a 12.0842-acre Natural Resource zone adjacent to it from PINs 008-0715-1524-000 (22.5 Acres) and 008-0715-1531-000 (40 Acres). The sites are in the Town of Farmington.

Petitioner: Dane Hartwig, N6468 Switzke Rd – He purchased this property and would like to split the house off from the farmland. In addition, Hartwig would like to add a natural resource zone on the property. He stated that there is no farmland being split off with his proposal. Hartwig explained it is all woods, wetlands and some of it probably was a pasture at one time.

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

CU1831-15 – Richard Rozelle/Ronald Drost Property: Conditional home occupation electrical business at **N1702 Findlay Rd** in the Town of Cold Spring. The site is on PIN 004-0515-0933-000 (5.051 Acres) currently owned by Ronald Drost and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Richard Rozelle, N8305 CTH N – He would like to move his business from the City of Whitewater to this property. Rozelle explained he that he would be utilizing the building and the area would only be around 2000 sq. ft. He explained that there will never be any more than 4 employees on the site.

Comments in Favor: Mark Hoffman, N1655 Findlay Road -- He has no objection to 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.

CU1832-15 – Daniel Horvatin: Conditional home occupation for sales of firearms and related accessories at **N2591 Wenham Rd**, on PIN 010-0615-3233-004 (3 Acres). The property is in the Town of Hebron and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Daniel Horvatin, N2591 Wenham Rd – Horvatin explained that to get his ATF permit, he must meet zoning ordinance requirements. Horvatin explained his business plan for the home occupation. He noted that there would not be any weapon firing on the property. The only shooting on the property would be him hunting.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard asked if there will any shooting on the property.

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.

CU1833-15 – Dale Jenkins: Modify a previous conditional use, CU1421-06 to allow for expanded outdoor storage in an A-2, Agricultural and Rural Business zone at **W9443 East Kroghville Rd.** The site is on PIN 018-0713-1942-000 (14.078 Acres) in the Town of Lake Mills.

Petitioner: Dale Jenkins, W9443 East Kroghville Road – Jenkins explained that he would like to allow outside storage on the property. Jenkins explained the location of the outside storage, on the north side of the building and along the A-3 zone. Jenkins explained the history of the property and that the new owners of the A-3 property do not have any objections. Jenkins stated that the closest that items would be stored to the property line is 40 feet.

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 where the outside storage would be on the property. Klotz asked about the screening on the property. Klotz explained to the Committee about CUPs.

CU1834-15 – Stephen M Gardner/Douglas Wollin Property: Conditional use for a snow removal business in a Community zone on PIN 020-0714-0431-017 (0.788 Acre). The site is on **County Road A** in the Town of Milford.

Petitioner: Stephen Gardner, 235 Pleasant St. -- He would like to purchase this property and store his equipment there. There would be no office or customers at this site. He would also like to do some maintenance of the equipment at 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 asked the petitioner if he had any objection to the larger setback for the proposed shed.

CU1835-15 – Keith & Maureen Kolb: Conditional use for an extensive on-site storage structure in a Residential R-1 zone at **N4452 Park Rd.** The property is in the Town of Oakland on PIN 022-0613-0712-012 (0.769 Acre).

Petitioner: Keith Kolb, N4452 Park Rd. He stated they are moving there permanently and they need a larger garage. He stated that the other shed was to be torn down in September. The petitioner replied to Klotz's question on water service by shaking his head no to water service.

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 if there would any water service in the building. In addition, Klotz stated there would be no habitation and business storage or use. Klotz asked about an additional shed on the property.

CU1836-15 – Michael & Sonya Theis: Conditional use to allow up to three dogs in a Residential R-1 zone at **W9188 Wilderness Place,** Town of Oakland. The property is on PIN 022-0613-0531-024 (1.001 Acre).

Petitioner: Michael Theis, W9188 Wilderness Place. – He stated he did not know the County regulation of the number of dogs on the property. The dogs he has are Brittanies. He submitted a map. He stated that he would not replace the dogs when they pass.

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.

CU1837-15 – Robert Dunham & Dwan Schuck: Conditional use for a boarding stable allowing up to 25 horses at **N8658 County Road O** in the Town of Waterloo. The site is zoned A-1, Exclusive Agricultural on PINs 030-0813-1723-002 (31.55 Acres) and 030-0813-1712-002 (4.762 Acres).

Petitioner: Roger Lindeman, N8658 County Road O – They would like to put up a hay storage shed and have a boarding facility. Lindeman added information submitted to the file. He submitted lease documentation for manure management and other information. He said that the number of horses would be 25. He explained that the water is for the horses only. He would like to put up two porta-potties for the public.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked about the limited number of horse requested by the Town.

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.

Motion by Reese, seconded by Jaeckel, to adjourn the public hearing at 7:56 pm. Motion carried on a voice vote with no objection.

Don Reese, Secretary