

NOTICE 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: August 20, 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**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Approval of Agenda**
5. **Explanation of Process by Committee Chair**
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, August 20, 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-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL
/RURAL RESIDENTIAL**

R3820A-15 – Marcia Bates: Rezone to create a 2.3-acre farm consolidation lot around the home at **N1508 Groeler Rd** in the Town of Koshkonong from part of PINs 016-0514-1732-000 (18.799 Acres) and 016-0514-1723-000 (16.742 Acres).

Petitioner: Don Bates spoke. They are asking for a two acre lot, excluding the road right-of-way, around a brick house that has been empty for years. Now someone wants to restore it and live in it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. This request is for the existing yard area around a pre-1975 home. When asked, Bates replied that the home is from the 1850s. Also when asked, Bates responded that there is no working septic system.

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

R3821A-15 – Roy A Nosek: Create a 1.4-acre building site around the shed at **N851 Cold Spring Rd** in the Town of Koshkonong on PIN 016-0514-2511-000 (40 Acres).

Petitioner: Roy Nosek stated that he has owned this property for 30 years, and now would like to turn the existing shed into a residence. It is a 50' x 60' shed, and he would add dormers to it. Mr. Nosek asked several questions, including about the possibility of changing his lot. It was recommended that he contact his surveyor if he chose to redesign the lot.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. Staff noted that this proposal would require a Zoning and Land Use Permit for conversion of the shed.

R3822A-15 – Paul & Mary Jaeger: Rezone 1.11 acre of PIN 012-0816-0642-000 (40 Acre) for a new building site on **Hustisford Rd** in the Town of Ixonia.

Petitioner: Paul Jaeger spoke. He would like to split this off for his home site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. She asked why this area was chosen. The Jaegers replied that it is on a corner of the lot, not in the middle of a field, adjacent to a line fence. There's an existing lane to get to farm buildings without going out onto the road. Staff pointed out that near the existing house there is some non-prime ag land, as opposed to this prime ag land lot proposal.

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

R3823A-15 & R3824A-15 – Tom Dehnert/Darvin & Dorothy Sjoberg Trust

Property: Rezone to create a 2.202-acre farm consolidation lot at **W771 County Road B**; two, 1-acre new building sites, also on County Road B; and an adjoining 15.37-acre Natural Resource zone. This is proposed from PINs 006-0716-1421-001 (19.588 Acres) and 006-0716-1424-000 (36.9 Acres) in the Town of Concord.

Petitioner: Dawn Dehnert spoke. Her parents were the owners, and they've recently passed away. Her son wants the existing home, and she would like to build on a lot on the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. She asked about the age of the home, and Dawn Dehnert verified that it was pre-1975. Staff asked whether the Highway Department was out, and Dehnert replied that she thinks they were just recently out. Tom Dehnert asked about assessment and shared driveway.

CONDITIONAL USE PERMIT APPLICATIONS

CU1838-15 – Scott Schiffner/Frank & Carol Schiffner Trust Property: Conditional use to allow an extensive on-site storage structure greater than the height and square footage allowed in a Residential R-2 zone. The site consists of PINs 016-0513-2434-010 (0.27 Acre) and 016-0513-2434-011 (0.28 Acre) at **N959 Vinnie Ha Ha Rd** in the Town of Koshkonong.

Petitioner: Scott Schiffner wants to put a second floor on the garage, for a total height of 24 feet. The neighbors have done that, and it seems like a good idea to him.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. She asked for square foot age proposed, and Schiffner responded that it would be 30' x 30', 900 square feet on the first floor and 450 square feet on the second floor. Staff asked if there would be any business use, business storage or habitable use, to which Schiffner answered no. He testified that it would be for extra storage. Setbacks and his upcoming variance request were discussed.

CU1839-15 – Kendra & Greg Blumenberg/Ellen & Lyle Mehlretter Trust

Property: Allow a conditional home occupation dog grooming business at **W2325 Staude Rd** in the Town of Sullivan on PIN 026-0616-0731-000 (35.37 Acres) in an A-1, Exclusive Agricultural zone.

Petitioner: Kendra Blumenberg spoke. She would like to do part-time dog grooming in the existing garage, Thursdays from 3-7 and Saturday from 7-3.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. She noted that the petitioners will need a septic revision if they intend to have water serving that building. The petitioner stated that they would like a small sign identifying the business.

CU1840-15 – Dustin Wilke/Wilkes LLC Property: Conditional use to allow up to 950 animal units for expansion of the ATCP51-regulated intensive ag operation at **N7836 Newville Rd**. The site is part of PINs 030-0813-2914-004 (13.979 Acres) and 030-0813-2823-003 (26.043 Acres) in the Town of Waterloo, and is zoned A-1 Agricultural.

Petitioner: There was no one present to represent the petition, so no testimony was taken.

Comments in Favor:

Comments Opposed:

Questions from the Committee:

Town Response:

Staff Report:

CU1841-15 – James & Gina Lohman: Modify CU1318-04 to allow for expansion of the storage area originally approved at **N5120 Coffee Rd.** The site is in the Town of Farmington, on PIN 008-0715-3423-001 (6.156 Acres) in an A-2, Agricultural and Rural Business zone.

Petitioner: Jim Lohman stated that he would like to add on to the building previously approved with a 16' x 60' addition to the east. It will be post frame construction, and will be similar to the existing building, but with an end cap.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town is in favor; their response is in the file.

Staff Report: Given by Michelle Staff and now on file. Lohman stated that this will not modify his business operation, but will just add storage.

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


Don Reese, Secretary

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.