

**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: Thursday, December 17, 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 were Jaeckel, David, Nass, Rinard and Reese. 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. **Approval of Agenda**
No changes 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, December 17, 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 an application for conditional use permit. 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 A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3858A-15 – Wayne & Joanne Armstrong: Rezone approximately 2 acres of PIN 022-0613-2214-000 (34.35 Acres) at **W8135 US Highway 12** in the Town of Oakland to add it to an adjoining A-3-zoned lot.

Petitioner: Steve Armstrong is the son of Wayne and Joanne Armstrong. Armstrong explains the petition to the Committee. He removed the existing home and barn buildings and would like to rebuild on this lot. He stated the extra land is not farmable and is trees. He explains that there are two driveways on State Road 12, one for the lot and one for the remaining lands. Armstrong acknowledges that this will not be two lots but one lot for a new home 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.

R3859A-15 – Wayne & Joanne Armstrong: Create a 2-acre building site in the Town of Oakland from PIN 022-0613-2323-001 (6.785 Acres) on **Oestreich Lane**.

Petitioner: Steve Armstrong explains that they would like to create a new 2 acre buildable lot for this land. There is an existing access off of Oestreich Lane and they would like to use this driveway for both the building site and the woods 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.

R3860A-15 –Lars Hans Lein/Lein Acres LLC Property: Rezone to create a 2-acre building site on **Woodside Rd** and a 4-ac building site adjoining it with access onto **Rockdale Rd** from PIN 028-0513-0613-000 (25.453 Acres) in the Town of Sumner.

Petitioner: Diane Luginbuhl W9161 Waldman Road Cambridge, WI is representing Lein Acres LLC – She stated that this area is all gravel and isn't good farmland. She acknowledges that this would be the only A-3 lots available for this farm.

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.

R3861A-15 – Wilbur Miller: Create a 3.5-acre building site at **N8402 Witte Lane** in the Town of Watertown from PIN 032-0815-2323-000 (46.03 Acres).

Petitioner: Wilbur Miller 504 Sweet Briar Lane, Watertown, WI – He explains he is trying to create a buildable lot at N8402 Witte Lane. There is currently an agricultural shed on the property.

Comments in Favor: None

Comments Opposed: Nancy Last N8404 Witte Lane – She explains that the lot would be right next to her residence. She explains that the shed is only 50 feet from the lot line.

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 explains that 2.5 acres is for the driveway and one acre is for the buildable envelope.

CONDITIONAL USE PERMIT APPLICATION

CU1862-15 – Frank Pedone/Pedone Investments LLC Property: Conditional use to allow a construction company as a tenant in the Industrial zone at **W1223 Linden Rd** in the Town of Ixonia on PIN 012-0816-2723-004 (3.414 Acres).

Petitioner: Frank Pedone W1223 Linden Rd. – He would like to allow the construction company to use the building. Pedone explains the outside storage and he will be screening with a fence. The outside storage is his items. This would be the second business in the building.

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 explains the square footage to be use by both companies.

Motion by Reese, seconded by Jaeckel at 7:18 pm to adjourn the public hearing. Motion carried on a voice vote with no objection.


Don Reese, Secretary