

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, July 21, 2016

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 Vice-Chairman David at 7:03 p.m.
2. **Roll Call**
Committee members present were David, Reese, Rinard and Jaeckel. Nass was absent and excused. Also present were Rob Klotz and Deb Magritz of the Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
4. **Approval of Agenda**
No changes were proposed to the agenda.
5. **Explanation of Public Hearing Process by Committee Chair**
David explained the process, and noted that the Committee would meet for decisions on July 25 and County Board would meet on August 8.
6. **Public Hearing**
The following was read aloud by Klotz;

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 21, 2016, 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 A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3909A-16 – Stephen Peirick & Mary Burr-Peirick: Create a 2.2-acre lot around the existing home at **N9006 Branch Rd**, and a 1.3-acre vacant lot adjacent to it. The site is part of PIN 012-0816-1231-001 (5 Acres) in the Town of Ixonia.

Petitioner: Glen Shong spoke for the Peiricks. He explained that they wish to create a 1.3-acre buildable lot and a 2.2-acre lot at N9006 Branch Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated 6/13/16, and in the file.

Staff Report: Given by Klotz and in the file. The 2.2-acre lot contains a 1968 home, the 1.3-acre lot is vacant, and the remainder is zoned A-1, Agricultural.

SUBDIVISION REPLAT

R3910A-16 – Kory Anderson: Request for a replat of Shorewood Hills Phase 3 in order to create outlots meeting DNR stormwater regulations. This involves lots on **Polo Lane and Bridle Path** in the Town of Lake Mills.

Petitioner: Attorney Jay Smith spoke representing Kason LLC. He handed out a work plan and timeline for the project. Kory Anderson of General Engineering then spoke; he said that the subdivision was first platted in early 2000s and his client has bought Phase III. DNR requirements have changed since that first platting, and there are now more stringent stormwater requirements for infiltration and total suspended solids removal. Because of these changes, they needed to carve out areas for bio-retention. They are also waiting for confirmation of a wetland delineation. Smith, at Klotz's request, reported that they are working with the Town on a developer's agreement and further stormwater issues, and with the City on a developer's agreement/sewer agreement because the area is within the City's extraterritorial plat jurisdiction.

Klotz asked if this was only dealing with Phase III, to which Anderson replied that with the new requirements, they are actually modifying the original grading plan and directing more water to the new outlots with the bio-retention facilities, but water from some Phase III lots will drain toward the detention as originally planned.

Klotz also spoke of replat requirements and asked if the developer was submitting to the State and utilities—they are. Klotz also asked for larger, more legible copies of the replat for the Committee's consideration on Monday, July 25.

Comments in Favor: None

Comments Opposed: Bill Moker said he lives on Lot 56 and has severe drainage issues. The Town has required that his issues be addressed. He was concerned about the notice sent out, and Klotz explained the County requirement for noticing the replat.

Kurt and Linda Zuehlke of N6777 Polo Lane asked if what was shown on the map was the final location, and Klotz explained. She asked how the retention pond across the street would manage the water from the Third Phase.

An email from Sarah FitzGibbon was read into the record

Rebuttal: Anderson answered Ms. Zuehlke's question, and addressed the concern of Mr. Moker for Lot 56. To summarize, they are reviewing and redoing the plan. Smith added that a lot of time is being spent to get it as right as it can be.

Questions from the Committee: None

Town Response: Klotz read an email from Hope Oosdik, Town of Lake Mills Chair, into the record.

Staff Report: Given by Klotz and in the file. He addressed notice concerns, asked again for a full-size working draft of the replat. Klotz explained the potential for conditional approval and noted time lines for plat approval.

David noted that no decisions are made until next Monday morning, July 25.

REVOCATION OF CONDITIONAL USE PERMIT

CU1756-13 – Notbohm Trust: Revoke Conditional Use CU1756-13 (per Sec. 11.05 a.7 of the Jefferson County Zoning Ordinance) issued to Grade Tech Pavers, c/o David Schmied for mineral extraction on the Notbohm Trust/Charles Notbohm Trust property, due to both non-compliance with conditions of approval and revocation of the NR135 reclamation permit by the Land and Water Conservation Department on March 4, 2016. The original approval was for PINs 018-0713-3441-000 and 018-0713-3532-000 on **Nelson Lane** in the Town of Lake Mills.

Klotz explained the need and process for revocation of conditional use permits.

Gerry Kokkonen, Jefferson County Land and Water Conservation Technician spoke. He noted that his Department had been working with Grade Tech Pavers through the fall and winter of 2015, but Grade Tech eventually stopped taking their calls or responding.

Reclamation funds in escrow were seized by the State of Wisconsin, and the reclamation permit was revoked by the Land and Water Conservation Department.

No one representing Grade Tech Pavers, David Schmied, the Notbohm Trust or the Charles Notbohm Trust was present to represent the petition.

Motion by Jaeckel, seconded by Reese to adjourn the meeting; motion carried on a voice vote and the meeting adjourned at 7:40 p.m.



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.

Further information about Zoning can be found at www.jeffersoncountywi.gov