

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: Thursday, January 19, 2017

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 public hearing was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

All members of the committee were present. Also present was Rob Klotz and Matt Zangl from the Planning and Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese confirmed that the public hearing was being held in compliance with the Open Meeting Law.

4. Approval of Agenda

Motion by Jaeckel, seconded by David to approve the agenda as presented. The motion was carried on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the public hearing process. Nass noted the Decision Meeting will be held on 1-30-2017 and County Board will meet on 2-14-2017.

6. Public Hearing

Klotz read the following and noted petition R3953A-17 was been withdrawn.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 19, 2017, 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 A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres).

Petitioner: Mark Anderson (Agent): Nancy would like to split off the barns and buildings into a 3 acre lot. The 3 acres is asked for to have animal units for horses and to include the pasture. The neighboring farmer has written a letter and Rob has a copy of it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-16 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This is a rezone from A-1 to A-3 and is a farm consolidation with a pre-1975 home. The 3 acres are included for future animal units.

R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

Petitioner: Kevin Emrath (N6297 County Road P): We bought the estate and want to sell the house back to the previous owner.

Petitioner does not rebut Mr. Hying.

In response to Klotz: There is access to the remainder A-1 north of the barn. The house is pre-1975.

Comments in Favor: None

Comments Opposed: William Hying (N6531 South Island View): How many lots are they allowed to split off? I also have letters from the neighbors.

Questions from the Committee: None

Town Response: Dated 1-18-2017 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz answered Hying's questions. They have about 60 acres which would allow for 2 prime lots or 3 nonprime lots and Concord has a more restrictive ordinance. Klotz questioned if there is access for the remainder A-1 lots and if the home is pre-1975. Klotz noted Mr. Hying provided 3 letters of opposition from Terry/Charlotte Saratski, Will Hying and Jim/Nancy Foltz. The letters will be added to the file.

R3951A-17 – Ron McDermott/RSM Rentals LLC Property: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

Petitioner: Ron McDermott (W3431 Sunshine): We would like to build a house and separate the farm buildings from the rest of the land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-12-16 and in the file, the Town was in favor of this petition with the condition of the an affidavit with the majority being a prime lot consolidation.

Staff Report: Given by Klotz and in the file. With the vacant lot, an affidavit would be required.

R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

Petitioner: Bill Gauger (Agent, W701 Herr Road): We would like to split off the buildings and sell the farm land and sell the home.

Clyde Kreutter III (N3577 County Road P): In response to Klotz: Yes, farm has access.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-22-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. There would be two access points for the home. Is there access for the A-1 remainder? Klotz noted the petition is for 2 acres so there would be limited animal units allowed.

R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

This petition has been withdrawn.

R3713A-17 – Kathy Zimmerman/Carol Deback Trust Property: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

Petitioner: Kathy Zimmerman (N6815 County Q): We would like to split off the last 1 acre lot. The rest of the farm has been sold. Each daughter was to get a lot from the land to build a house and this is for the finally daughter to build on.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The town was again in favor.

Staff Report: Given by Klotz and in the file. This would be the last split so the affidavit would be required and it is already signed and in the file. Nothing has changed since the original petition.

R3954A-17 – Mitchell Patterson/Dow Didion Trust Property: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37Acres). The site is near **State Road 106** in the Town of Sullivan.

Petitioner: Dow Didion (W1783 Amarath Drive, Oconomowoc): We would like a 6 acres for a building site. I believe it is mainly non-prime in that area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-6-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This would use all the non-prime lots available. It is a lot combination. It is cropped land but non-prime soil. This would be subject to the negation of the next petition.

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

R3955A-17 – Mitchell Patterson/Dow Didion Trust Property: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

Petitioner: Dow Didion (W1783 Amarath Drive, Oconomowoc)

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-6-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This is to nullify the 1982 zone that was created but never surveyed.

CONDITIONAL USE PERMIT APPLICATIONS

CU1907-17 – Lois M Johnson Trust & Big J Farms Property: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

Petitioner: Michael Accapetti (540 W. Madison St., Chicago): This is part of the governments wireless broadband/internet service initiative.

Rebuttal to McAllister: It will be about 290 feet from the centerline of 106. It will be 150 feet tall and it will be monotower which is like a flag pole. This location is placed within ¼ mile of a location the government gives ATT. Towers need to be located near each other so they can blanket the surrounding areas. The range of this tower is 3-4 miles.

The next closest tower is about 3 miles away.

Comments in Favor: None

Comments Opposed: Dennis McAllister (W4572 Roach Ln): Where will the tower be located at? How far from 106? What will it be? A base tower? A high output? I am located ¼ of a mile from the location and have good internet and cell service.

How far away is the closest tower?

Questions from the Committee: None

Town Response: Dated 12-12-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained the State requirements and approval conditions for conditional use permits for towers like this application.

CU1908-17 – Robert Owen: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

Petitioner: Robert Owen (W3774 Bredlow Ln): I do art work for head stones for people's pets. It is all voluntary. I do accept donations and then donate the money to the human society or to kids cancer.

In response to Klotz: I have a three car garage and all the work is done in it. It is a quiet operation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-12-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz questioned if it done in the day time hours? The neighbors were notified and none are present at this public hearing.

Motion to adjourn by Reese, seconded by David at 7:30 p.m. The motion was passed on a voice vote with no objection.

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

A handwritten signature in cursive script that reads "Don Reese". The signature is written in black ink and is positioned above the printed name.

Don Reese, Secretary