

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, June 15, 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 meeting was called to order by Chairman Nass at 7 pm

2. Roll Call

Committee members in attendance were Jaeckel, Rinard, Nass, Reese and David

Also in attendance were Deb Magritz and Matt Zangl from 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

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

5. Explanation of Public Hearing Process by Committee Chair

Nass explained the hearing process, and noted a June 26 Committee decision date and a July 11 County Board meeting.

6. Public Hearing

Zangl read aloud the following hearing notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 15, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3971A-17 - Vincent J Stark Estate: Create a 2-acre A-3, farm consolidation lot around the home at **N6519 County Road Q** and a 2-acre A-3, farm consolidation lot around the home at **N6523 County Road Q** from part of PINs 002-0714-0843-000 (24.22 Ac) and 002-0714-1712-001 (10 Ac) in the Town of Aztalan. The proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Attorney Jay Smith, 122 East Lake Street, Lake Mills spoke for the petition. His clients want to separate these homes to transfer to family members. No previous lots have been created, and a shared access is proposed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked why each lot is 2 acres, because part of the farm field is incorporated into the lot. Smith answered that he may find the answer and send it a response. Upon further questioning, Smith reported that the homes were over 100 years old.

R3972A-17 – Mark & Deborah Hoffmann: Create a 2.6-acre A-3, farm consolidation lot around the home and shed at **N1655 Findlay Road**, Town of Cold Spring from PIN 004-0515-1711-000 (40 Ac). This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Mark Hoffmann spoke. They are bringing their son into the farming operation, and creating an LLC.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked about road access. Access to the lot will be shared with the ag land.

R3973A-17 – Casey L Kottwitz/James & Gail Kottwitz Trust Property: Create a 2-acre A-3 vacant building site on **Tesmer Road** from part of PIN 030-0813-2341-000 (20.938 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Casey Kottwitz spoke for the petition. She wants to put down roots, maintain the land and be close to family.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor as of 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. He asked for the age of the house- Kottwitz responded that it was built in 1864. Access will be shared with the ag land.

R3974A-17 – Zach Holcomb/Conrad & Carolyn Holcomb Trust Property: Create a 2-acre A-3 lot with existing shed at **W4264 Zillge Lane** in the Town of Watertown from part of PIN 032-0815-2942-001 (15.061 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Zach Holcomb spoke. He wishes to create a 2-acre building site, next door to his parents and near grandparents.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor and in the file.

Staff Report: Given by Zangl and in the file. Zangl noted that there is an existing shed on the property. He explained animal units and minimum acreage allowed. He noted that this lot creation may require an affidavit.

R3975A-17 – Tom & Terry Zignego: Create a vacant 1-acre A-3 building site from part of PIN 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson and a vacant 2-acre building site from part of PINs 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson

and 026-0616-0632-000 (40.82 Ac) in the Town of Sullivan. These lots are on either side of **N4664 Rome Road**, and are being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Tom Zignego of N4664 Rome Road spoke. He is going ahead with long-range planning. He's designed the lots at what he thought was the best location.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval from Sullivan on 5/2/17 and from Jefferson on 5/1/17

Staff Report: Given by Zangl and in the file.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R3976A-17 – Tom & Terry Zignego: Create a 3.66-acre Natural Resource zone north of **N4664 Rome Road** from part of PINs 014-0615-0141-001 (14.24 Ac), Town of Jefferson and 026-0616-0632-000 (40.82 Ac), Town of Sullivan. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: Tom Zignego spoke. He said that when they create the 2-acre A-3 zone, it will leave this piece hanging. They want to be able to sell it with the proposed A-3 zoned lot.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval from Sullivan on 5/2/17 and from Jefferson on 5/1/17.

Staff Report: Given by Zangl and in the file. He noted the presence of some wetland on the property.

R3977A-17 – William Becker/Carl & Jennifer Martin Property: Create a 2-acre Natural Resource zone from part of PIN 022-0613-1211-000 (34.07 Ac) near **County Road G** in the Town of Oakland. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: William Becker of N4401 County Road G said that this 2-acre area is immediately west of his property. He has had use of the wooded area, and now that the Martins are thinking of selling the property, Becker would like to buy it and retain its use.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on 5/16/17 and in the file.

Staff Report: Given by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATION

CU1920-17 – Nichole Gleesing & James Jaquith: Conditional use to allow an extensive on-site storage structure, 40' X 64' and 23' 4" in height in an R-2 zone at **N2602 County Road N**, Town of Koshkonong, on PIN 016-0614-3642-009 (2 ac).

Petitioner: Terri Gleesing said that this is proposed as a cold storage building to store a camper and boat.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked if the proposal was still for a 40' X 64' building, with no habitable use and no business use, just as proposed in their submittal. Gleesing responded that yes, that was correct.

Adjourn

Motion by Reese, seconded by David to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 7:25 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