

**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, September 21, 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 7:00 p.m..
2. **Roll Call**  
All members were present, as well as Rob Klotz and Matt Zangl from the Planning and Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements**  
Reese confirmed the meeting is being held in compliance with the Open Meetings law requirements.
4. **Approval of Agenda**  
Motion by Jaeckel, seconded by Reese to approve the agenda. Motion passed on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair**  
Chairman Nass explained the public hearing process and noted the Committee decision meeting will be on Monday, September 25 at 8:30am and County Board Action will be on Tuesday October 10 at 7:00 pm.
6. **Public Hearing**  
Klotz noted the Esser petition was withdrawn and there would not be a public hearing for the petition. Klotz read the following into the record:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, September 21, 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, which include staff finding of fact, 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-2, AGRICULTURAL AND RURAL BUSINESS WITH CONDITIONAL USE**

**R3996A-17 & CU1926-17 – Tim Esser:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for mini-warehousing/personal storage warehousing on **Newville Road** , PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

This petition was withdrawn.

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

**R4003A-17 – Jacob Kummrow:** Rezone to create a 1.16-acre building site on **Morgan Road** in the Town of Concord from part of PIN 006-0716-1344-000 (16.222 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Jacob Kummrow (N7970 Reserve Park Dr): I am asking for a 1 acre lot exclusive of ROW. It will be 208 feet square parcel located next to an existing home.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 8-14-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Klotz noted they will need to show access for new lot and the remnant lot on the CSM.

**R4004A-17 – Lance Dopke/Dopke LLC Property:** Create a 3-acre lot around the home at N8471 Witte Lane, Town of Watertown, from PIN 032-0815-2211-000 (18.106 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Lance Dopke (803 Cheyenne Circle, Watertown): I am asking for 2.8 ac or up to 3.0 ac lot with the existing home. We want to sell the house.

Response to Klotz: The house was built in 1980. The proposed access is on the north side of the property. The property will not change from what it is now. I am aware of the airport protection zone.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 8-14-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Klotz asked how old the house it? The lot will need a new driveway and access. Klotz asked if the petitioner is aware of the airport protection zone?

**R4005A-17 – Donald & Phyllis Vehlow Trust:** Create a 1-acre building site on County Road G from part of PIN 030-0813-2421-000 (20.962 Acres), Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Don Vehlow (N8861 Island Church Road): I want to create a building site. It will have a shared driveway and Don explained the sight lines for the access area.

Response to Klotz: The hwy shop was out and looked at the access area.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 8-15-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Klotz questioned the driveway and access. There is an email in the file explaining the access from Hwy Department.

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

**R4006A-17 – Donald & Phyllis Vehlow Trust:** Rezone to create a 2.6-acre Natural Resource zone adjacent to a proposed building site on County Road G, Town of Waterloo, from PIN 030-0813-2421-000 (20.962 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Don Vehlow (N8861 Island Church Road): The purpose is to maintain the wooded area. In 1980 is was part of the County set aside program. Now it is a forest. The area is highly erodible.

Response to Klotz: Yes, it will be sold with the lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 8-15-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Will this have the same access as the A-3 lot? This will be attached to the A-3 zone.

### CONDITIONAL USE APPLICATIONS

**CU1929-17 – Robert Muchka:** Modify conditions of CU1786-14 to allow a third storage structure, 2,800 square feet and over 15 feet in height, at W1336 County Road B, Town of Concord, on PIN 006-0716-1641-001(3.467 Acres). The property is zoned Community; this action is being taken in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**Petitioner:** Bob Muchka (400 N Summit Moors Drive, Oconomowoc): We would like an additional heated storage building. Everything is parked inside and we need more room now. There will be no additional access needed. It is located behind the other buildings and is not visible. It will be for the less used equipment.

Response to Klotz: Yes, the existing conditions are ok. There will be no bathroom, no drains and used for storage only. The building will be approximately 20-21 feet high. There are some wetlands on the property, but the proposed building is not near the wetlands.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 8-14-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Are you ok with the existing conditions from the original CUP? Any bathrooms? What is the height of the building? There are wetlands located on the property?

**CU1930-17 – John & Ann Adsit:** Conditional use for an extensive on-site storage structure 20 feet in height in a Residential R-1 zone. The site is at W9569 Skogen Road, Town of Oakland, on PIN 022-0613-0721-030 (0.477 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**Petitioner:** John Adsit (W9569 Skogen Road): We would like to build a storage unit in the back of our yard. John explained the location and showed a picture of the proposed building. The extra height is asked for to match the height of the house and existing shed.

Response to Reese: No, all inside storage.

Response to Klotz: No, No and No. Yes, there will be a screen room for the summer.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese: All inside storage? No outside storage?

**Town Response:** Dated 8-16-2017 the town was in favor to the petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained the need for the CUP. Klotz asked if there would be any water service, habitable use or business use? There is a screened porch?

*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](http://www.jeffersoncountywi.gov)

Motion to adjourn by Reese, seconded by David at 7:25 p.m. The motion was passed on a voice vote, with no objection.



Don Reese, Secretary

