

STAFF REPORT MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; George Jaeckel, Vice-Chair; Lloyd Zastrow; Matt Foelker and Blane Poulson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, December 20, 2018

TIME: 7:00 p.m.

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 Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Higgins of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

Chairman Nass verified that the meeting was being held in compliance with open meetings law.

4. Approval of Agenda

Motion by Jaeckel, seconded by Poulson to approve the agenda.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the evening's proceedings.

6. Public Hearing

Higgins 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, December 20, 2018, 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-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R4104A-18 – Ronald E Hahm/David Hahm Properties: Rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ronald Hahm (301 Trillium Trail, Cottage Grove, WI) explained the petition. When the property with the home was originally split off from the larger parcel, the location of the mound was not taking into consideration of the property lines because the ownership of the two parcels was the same. Thus, the petition is to enclose the mound into the parcel with the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Higgins explained petition/staff report in file and that the reasoning for the petition is to bring the property into compliance.

TOWN: Approved 8-14-18.

R4123A-18 – Daryl & Tammy Payne: Rezone part of PIN 026-0616-1011-000 (34.868 Acres) to create a 1-acre building site along **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

PETITIONER: Daryl Payne (N4363 County Road E, Sullivan, WI) explained the petition is to create the 1-acre building site.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Higgins explained petition and staff report in file. Higgins asked if the petitioner has worked with Highway Department for driveway access yet. Payne answered no, but the surveyor included a proposed access on the preliminary CSM.

TOWN: Approved 11-7-18.

R4124A-18 – Daryl & Tammy Payne: Rezone 15.6 acres of PIN 026-0616-1011-000 (34.868 Acres) to create a Natural Resource zone between **Village Line Road and County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Daryl Payne (N4363 County Road E, Sullivan, WI) explained that he wants to create a Natural Resource zone and sell it with the A-3 zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Higgins explained petition and staff report in file and clarified that the Natural Resource zone has to be sold with the A-3 zone because there is no road access for it.

TOWN: Approved 11-17-18.

FROM N, NATURAL RESOURCE TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4125A018 – Thomas & Colleen Schlieve: Rezone 0.56 acre of PIN 012-0816-0834-000 (14.626 Acres) near **W1967 Mystic Court** in the Town of Ixonia for it to be added to the adjoining A-3 zoned property. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

PETITIONER: Attorney Christopher Koppes appearing on behalf of Thomas & Colleen Schlieve and the neighboring owner (TJ) (W1965 and 1967 Mystic Ct, Ixonia, WI) represented the petition and explained purpose. The parties are trying to carving off a section of the lots surrounding TJ's property to create an out lot that can be purchased by TJ from his parents. As part of the redrawing, there will a small .5-acre piece of land that will be going into the out lot that will be zoned from N to A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Higgins explained petition and staff report in file.

Zangl asked petitioner if the intention is to transfer the 'out lot' to TJ or is it to create a second lot. Koppes answered that it's not necessarily an out lot, but another lot will be created. The term out lot in this case is being combined with TJ's property.

Zangl also asked if it would be a problem to combine the two N lots into one large lot, because both lots would need separate access points. Koppes answered that there probably won't be a problem in combining the N zones with the one proposed access.

TOWN: Approved 10-12-18.

Supervisor Jaeckel moved to adjourn at 7:17 p.m., and was seconded by Supervisor Foelker. Motion passed unanimously on a voice vote.

Minutes prepared by: *Lindsey Schreiner*
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department

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.

