

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, February 15, 2018

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 p.m., who introduced Committee members and Zoning staff in attendance.

2. Roll Call

Rinard, Reese, Nass and David from the Planning and Zoning Committee were present; Jaeckel was absent and excused. Matt Zangl and Deb Magritz from the Zoning Department were also in attendance.

3. Certification of Compliance with Open Meetings Law

Reese verified that the meeting was held in compliance with the open meetings law.

4. Approval of Agenda

Motion by David, seconded by Rinard to approve the agenda as presented. Motion carried on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the evening's proceedings, and noted that the Committee decision meeting would be held on February 26 and the County Board meeting would be held on March 13.

6. Public Hearing

Zangl read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, February 15, 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 an application for a conditional use permit. 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 INDUSTRIAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4037A-18 – Eugene Gutzmer Jr: Rezone to create a 2.307-acre A-3 zone around the home at **N462 County Road N** from PIN 004-0515-3222-000 (28.305 Acres) in the Town of Cold Spring.

Petitioner: Eugene Gutzmer Jr, 564 Fifth St SW, Pine Island, MN, spoke for the petition. He said he is here in order to separate the home from the rest of the land. Has made a couple of property line adjustments in order to meet setbacks.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated January 11, 2018

Staff Report: Given by Zangl and in the file. Zangl further asked when the lot line adjustments would be done, and Gutzmer responded after approval is given. Zangl further explained.

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

R4038A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property: Create a 1.1-acre vacant building site on the west side of **Haas Road**, Town of Hebron, from part of PIN 010-0615-2744-000 (40 Acres).

Petitioner: Loren Lindl of N2751 Haas Rd spoke. He wishes to obtain a building site on the west side of the road, consistent with County plans. He has no plans to develop the lot at this time.

Comments in Favor: Bob White of N3001 Haas Rd said that the current owner, Mr Britzke, has struggled to care for the property. Part of this is to allow him to reduce his property taxes and give him extra resources to provide for himself.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017

Staff Report: Given by Zangl and in the file. Zangl also asked whether road access is available for the remaining A-1 land, and Lindl replied that it is.

R4039A-18 – Loren Lindl (ADL Properties, LLC)/Roger Britzke Property: Create a 2.2-acre farm consolidation lot around the home and buildings at **N2976 Haas Road**, and

create a 1.1-ac vacant building site adjacent, both from PIN 010-0615-2744-000 (40 Acres) on the east side of Haas Road in the Town of Hebron.

Petitioner: Loren Lindl, N2751 Haas Rd explained that this is being done to allow Mr Britzke to remain in his home. The other vacant lot being requested for Mr Lindl's inventory, with no current plans for developing it.

Comments in Favor: Bob White repeated his comments from the prior petition.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017

Staff Report: Given by Zangl and in the file. He also asked the age of the home, to which Lindl answered it was more than 100 years old. Zangl then asked if the septic was on the proposed lot, and Lindl said it was.

R4040A-18 – Joe Kennedy/Ashling Hills Farm LLC Property: Rezone to create two, 1.2-acre vacant building sites on **McMillen Road** in the Town of Koshkonong from part of PIN 016-0514-3341-000 (40 Acres).

Petitioner: Mark Anderson, the Kennedys' surveyor spoke. Lot 1 is for the Kennedys to build on themselves. Lot 2 is hilly, marginal farmland and has been modified at the Town's request for adequate site distance for the driveway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved on January 10, 2018.

Staff Report: Given by Zangl and in the file.

R4041A-18 – John & Natalie Kutz/D&S Kutz Joint Revocable Trust Property: Create a 2.2-acre vacant building site from part of PIN 016-0614-3512-001 (30 Acres) on **Kutz Road** in the Town of Koshkonong.

Petitioner: Dennis Kutz of N2792 Curtis Mill Road spoke. John and Natalie Kutz would like to build their home on the home farm to be closer to the main operation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor dated December 13, 2017.

Staff Report: Given by Zangl and in the file.

R4042A-18 – Jennifer Martin: Create a 4 acre lot around the home and buildings at

N4435 County Road G in the Town of Oakland from part of PIN 022-0613-1211-000 (32.07 Acres).

Petitioner: Jennifer Martin of W7478 Martin Lane spoke. She would like to separate 4 acres with the home and pasture on a tree-lined area from the rest of the farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor dated December 19, 2017.

Staff Report: Given by Zangl and in the file. Zangl asked the age of the home. Martin responded that it is from the 1890s. Zangl explained that a split might be required to be used because of the size of the lot.

R4043A-18 – Wilkes LLC: Create a 1-acre lot around the home at **W9521 Waterloo Road** on PIN 030-0813-1821-000 (38.023 Acres) in the Town of Waterloo.

Petitioner: Attorney Charlie Eggert spoke. He explained that they are requesting a one-acre split around the existing home on the parcel.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor dated December 13, 2017.

Staff Report: Given by Zangl and in the file. Eggert agreed with Zangl that this is approximately a 1987 home. Zangl asked about an access for the remaining, and Eggert responded that a field access off this lot exists. Zangl explained that two, R-2 lots were previously created; one was enlarged and the whole lot was rezoned to A-3 in 1989.

R4044A-18 – Wilkes LLC: Create a 1-acre lot around the home at **N7841 Geise Lane** in the Town of Waterloo from part of PIN 030-0813-2942-000 (40.5 Acres).

Petitioner: Charlie Eggert is requesting a 1-acre split and noted that this is a pre-1975 home.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017

Staff Report: Given by Zangl and in the file. Zangl asked if they would like to make the lot larger to allow for farm-type animals, and Eggert said no. Zangl asked if the septic is on the proposed lot, and Eggert didn't know the location of the septic.

CONDITIONAL USE PERMIT APPLICATION

CU1939-18 – Todd Crawley & Jennifer Blossom: Conditional use to allow up to 15 dogs in an A-3, Agricultural/Rural Residential zone at **N6304 Coffee Road** in the Town of Farmington, on PIN 008-0715-1523-002 (2.05 Acres).

Petitioner: Jennifer Blossom of N6304 Coffee Road spoke. She has five dogs of her own and is a licensed foster base. She knows she needs conditional use for her own animals, but is asking for up to 15 dogs for her foster base.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017.

Staff Report: Given by Zangl and in the file. Upon questioning, Blossom said that wastes would be double-bagged, taken out with the trash and picked up by Badgerland. Zangl asked if people would be coming to her property, and Blossom answered no, no members of the public would be there. Zangl asked if there would be any outdoor lighting, and Blossom said there would be no light throughout the property.

Motion by David, seconded by Reese to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 7:30 p.m.

Don Reese, Secretary

All of the above petitions are being heard in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

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

