

## ***MINUTES OF THE PUBLIC HEARING***

### ***JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE***

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Roou*

- 1. Call to Order**  
Meeting called to order by Chair Steve Nass.
- 2. Roll Call**  
All members present. County staff present was Rob Klotz and Michelle Staff.
- 3. Certification of Compliance With Open Meetings Law Requirements**  
Klotz verified that the meeting was held in compliance with open meetings law.
- 4. Review of Agenda**  
There was no change to the agenda.
- 5. Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 20, 2011, 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 zoning ordinance of Jefferson County, applications for conditional use permits and a text amendment to Sec. 11.10 of the Jefferson County Zoning Ordinance regarding shoreland provisions. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

#### **FROM AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL**

##### **3503A-11 – Larry & Joy Staude/Patricia J Brandt, CJ Rohloff & JA Staude**

**Property:** Rezone PIN 006-0716-1122-001 (0.82 Acre) at **N6814 CTH F** owned by Larry & Joy Staude, and approximately one adjacent acre of PIN 006-0716-1122-000 (28.473 Acres) owned by Patricia J Brant, CJ Rohloff & JA Staude, both in the Town of Concord.

##### **Petitioner Comments:**

Larry Staude, N6814 CTH F – Explained that when the highway was widened, the lot area was reduced. Would like to build a new garage and wants to add this land to make it easier to meet the setbacks.

**Favor:** None

**Opposed:** None

**Town:** Yellow sheet in file. No objection from the Town of Concord.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz.

**3504A-11 – Scott Hahn/Bruce & Shelby Hahn Property:** Rezone approximately 1.5 acres of PIN 018-0713-3643-000 (19.6 Acres) on **Hope Lake Road** for a new residential building site in the Town of Lake Mills.

**Petitioner Comments:**

Scott Hahn, 430 Water Street, Lake Mills, WI – The land is owned by his father and would like to build a new home.

**Favor:** None

**Opposed:** None

**Town:** Yellow sheet in file. No objection from the Town of Lake Mills.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz. Klotz informed the petitioner that soils indicated a wet site. Klotz stated that Zoning is waiting for a navigability determination from the DNR.

**3505A-11 – David A. Staude:** Rezone approximately 2 acres of PIN 032-0815-2324-000 (35.12 Acres) around the home at **N8377 CTH D** in the Town of Watertown.

**Petitioner Comments:**

David Staude, W3112 Ranch Road, Watertown, WI – He would like to create 2 acres around the existing buildings because the new owners would like to have a horse.

**Favor:** None

**Opposed:** None

**Town:** Ed Bielinski - Town of Watertown did approve this request with the condition that no more splits are allowed for this property.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz. Klotz explained that the existing residence was built in 1982 but replaced a 1970 mobile home. Committee would determine if this residence qualifies as a replacement of residence before 1977.

**3506A-11 – Tim Steinbach/John, Kim, MJ & TM Steinback Property:** Create an approximate 1.1861-acre building site from part of PIN 032-0815-2923-000 (44.153 Acres) **west of W4445 Ebenezer Road** in the Town of Watertown.

**Petitioner Comments:**

Tim Steinbach, W4439 Ebenezer Rd. – Mr. Steinbach would like to create the last remaining lot allowed on this property. Mr. Steinbach explained that the lot was proposed in this location due to the fact of floodplain located on the property and because it is along a tree line so it would not cut out an odd shape from the ag fields.

Kim Steinbach, N4441 Ebenezer Rd – One of the owners of the property and is in favor of this request.

**Favor:** None

**Opposed:** None

**Town:** Ed Bielinski – The Town of Watertown did approve the request and had no objection to the driveway along Ebenezer Rd.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz.

**FROM AGRICULTURAL A-1 AND A-3, RURAL RESIDENTIAL TO A-3 AND A-1**

**3507A-11 & 3508A-11 – Andy Didion/Lela Didion Trust Property:** Rezone approximately one acre of PIN 014-0614-0942-000 (21.785 Acres) from A-1 to A-3 to enlarge the existing lot, and rezone approximately 0.45 acre of that lot, PIN 014-0614-0942-015 (2.707 Acres) from A-3 to A-1. The site is in the Town of Jefferson, at **N4296 STH 89.**

**Petitioner Comments:**

Andy Didion, N4296 STH 89 Jefferson, WI – His mother would like to sell the property and would like to move the lot line to include a garden and treed area.

**Favor:** None

**Opposed:** None

**Town:** Yellow sheet in file. No objection from the Town of Jefferson.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz. Klotz explains the areas to be rezoned from A-1 to A-3 and A-3 to A-1.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1643-11 – Tom Stade/William H Stade Property:** Conditional use to allow an office to be moved to and auction storage to be located in a shed at **N3656/N3660 STH 89**, Town of Jefferson, on PIN 014-0614-2222-000 (33.857 Acres). The property is zoned A-1, Agricultural.

**Petitioner Comments:**

Tom Stade, 623 N Dewey Ave. Jefferson, WI. – They want to move the old office and storage of the auction business to a new shed. The auction business equipment will take up approximately 20% of the storage building. In addition, there will be a 28 x 30 office for the auction business attached to this storage building. The Stades are working with a plumber to install a code-complaint POWTS. Mr. Stade stated that there would be no change in the business and didn't object to the current conditions placed on the business.

**Favor:** None

**Opposed:** None

**Town:** Yellow sheet in file. No objection from the Town of Jefferson.

**Committee:** None

**Staff Report:** Staff report given by Rob Klotz. Klotz asked the petitioner if there was any change in the business or any objection of conditions from the previous CU.

**CU1644-11 – Jim Noltner:** Modification to a previously approved conditional use at **N8392 Little Coffee Road**, to allow a kennel to be moved to a proposed new building on that property. The site is on PIN 032-0815-2223-000 (2.232 Acres) in an A-2, Agribusiness zone in the Town of Watertown.

Petitioner was not present at the hearing. Ed Bielinski stated that Noltner had not come to the Town of Watertown yet.

## TEXT AMENDMENT TO SEC. 11.10, SHORELAND PROVISIONS

**T3509A-11 – Jefferson County:** Add in Sec. 11.10(a)4. Definitions. Public/Private Beach: A public/private beach which is the principal use of a property and which serves 50/100 or more people on a regular basis shall be permitted to maintain its beach in the shoreland with the issuance of a zoning permit. As part of the zoning permit review, the applicant shall demonstrate the need for maintenance, proposed type of maintenance (i.e.

sand fill, grading, bank restoration, etc.) and demonstrate compliance with any DNR requirements. Only existing beach area may be issued a maintenance permit and no expansion of an existing beach is permitted without meeting **Section 11.09(e) buffer restoration requirements** of the ~~entire~~ existing shoreland ordinance.

Klotz stated that the Committee will discuss the number of people the beach would need to serve for this section to apply.

David asked if someone from County government needed to speak in favor of this petition?

Klotz explained that this petition was brought forth by County Board Chair John Molinaro and explained the shoreland text amendment process.

Mr. Bielinski, Town of Watertown asked if this text amendment pertained to the public access locations along the river?

Klotz explained that this would only effect areas in the County that currently have an existing beach, approximately four beaches in the County.

## **6. Adjourn**

Motion by Reese to adjourn, David seconded; motion carried on a voice vote with no objection. 7:40pm

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Don Reese, Secretary