

NOTICE OF PUBLIC HEARING
Thursday, July 21, 2011

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

1. Call to Order

The public hearing was called to order by Chairman Nass at 7 p.m.

2. Roll Call

All committee members were present. Robert Klotz and Michelle Staff from the Zoning Department were also in attendance.

3. Certification of Compliance With Open Meetings Law Requirements

Reese and Klotz verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

No changes were proposed.

5. Public Hearing

Nass explained the proceedings to follow. Klotz read aloud:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 21, 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 and applications for conditional use permits. 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-2, AGRIBUSINESS

3531A-11 & CU1663-11 – Matthew Thomas: Rezone approximately 0.85 acre of PIN 018-0713-0431-000 (35.2 Acres) with conditional use to allow for storage of non-farm equipment near **N6974 Kuhl Road** in the Town of Lake Mills. **Klotz amended the public hearing notice to reflect the change Mr. Thomas proposed due to his variance having been denied by the Jefferson County Board of Adjustment.**

Petitioner: Matthew Thomas, N6974 Kuhl, Lake Mills, WI. Mr. Thomas would like to create an A-2 zone with an existing shed. Mr. Thomas stated that this shed had existed for some time. Mr. Thomas stated that he does not agree with Mr. & Mrs. Viernig's letter and it is not accurate.

Comments in Favor: Correspondence from Randy Kuhl with no objection. Correspondence from Ken and Kristine Wildes with no objection.

Comments Opposed: Correspondence from Ralph & Vicki Vernig with objections to the petition.

Questions from the Committee: Nass asked Mr. Thomas if they moved the driveway, would this address the concerns of the neighbors about the driveway.

Town Response: The petition has been changed due to the denial of the variance. The County has not received approval from Town of Lake Mills on the revision.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz explained two choices to provide access to the shed, and that the final must show the drive location.

FROM A-3, RURAL RESIDENTIAL TO A-2, AGRIBUSINESS

3532A-11 & CU1666-11 – Charles Couden/James & Nancy Couden Property: Rezone PIN 026-0616-0241-005 (1.766 Acres) with conditional use to allow for storage of non-farm equipment near **N4675 Highland Drive** in the Town of Sullivan.

Petitioner: Charles Couden, N4675 Highland Drive. They have a 1.766 acre lot and would like to build a new structure to store antique cars and other equipment. Mr. Couden's response to Mrs. Rouu's question was that this building will be used for storage only. Mr. Couden explained that he wasn't going to use the 66 foot for an access but if it was required he would comply. Mr. Couden stated that he isn't going to run a business out of the building. Mr. Couden would like to have a sink and a bathroom in the building.

Jim Couden, N4675 Highland Drive. Mr. Couden stated that he lives next to the property and he would take care of the property. The building will be off the road in the wooded area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rouu asked the petitioner if there will be a lawn mower business being run out of this building.

Town Response: In the file dated June 16, 2011 showing no objection.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz asked if there will be a driveway on this property. Klotz asked the petitioner if he plans to run any type of business from this building. Klotz explained that the A-2 lot must have its own access.

CONDITIONAL USE PERMIT APPLICATIONS

CU1664-11 – Mark Foelker Jr.: Conditional use to allow an extensive on-site storage structure over 1,000 square feet and over 15 feet in height for personal residential storage in a Residential R-2 zone. The site is at **W3110 Thiesen Lane** in the Town of Jefferson on PIN 014-0615-1431-005 (1.089 Acre).

Petitioner: Mark Foelker ,W3110 Thiesen Lane, Jefferson, WI. He would like to have a garage for his personal cars and classic cars. Mr. Foelker stated he wasn't going to have a business in the structure.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee:

Town Response: In the file dated June 6, 2011 from the Town showing no objection.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz asked if there will be a business in the structure.

CU1665-11 – Tracy & Marcus Rothmeyer: Conditional use to allow an extensive on-site storage structure 22 feet in height in a Residential R-2 zone at **N953 Vinnie Ha Ha Road**, Town of Koshkonong, on PIN 016-0513-2434-009 (0.261 Acre).

Petitioner: Mark Rothmeyer, N953 Vinnie Ha Ha, Fort Atkinson. Mr. Rothmeyer would like to raise the roof line to match the proposed changes to the residence. Mr. Rothmeyer stated there will be no water or storage on the 2nd floor.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee:

Town Response: John Debereiner from the Town of Koshkonong stated that both the Town of Koshkonong Town Board and Plan Commission approved this request.

Staff Report: Given by Robert Klotz and now on file in Zoning. Klotz asked if there will be water service to this building.

6. Adjourn

Motion by Reese/David to adjourn at 7:28 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary