

***NOTICE OF 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

Public hearing called to order @ 7:00 p.m. by Steve Nass

2. Roll Call

Members Present: Steve Nass, Jan Roou, Amy Rinard, Donald Reese, Greg David

Staff: Michelle Staff, Laurie Miller

3. Certification of Compliance With Open Meetings Law Requirements

Nass/Reese acknowledged publication.

4. Review of Agenda

Staff made note that CU1667-11 – St. Coletta School petition has been withdrawn

5. Public Hearing

Procedure explained by Nass.

The following was read into the record by Staff:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 18, 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 RESIDENTIAL R-2 AND AGRICULTURAL A-1 TO A-3, RURAL
RESIDENTIAL**

3533A-11 & 3534A-11 – Kyle Bergdoll: Rezone to create a 5.99-acre lot with existing home at **W3356 Beryl Drive** and a 1.35-acre vacant lot. The site is on PINs 032-0815-1541-001 (5.94 Acres) and 032-0815-1541-004 (1.65 Acres) in the Town of Watertown.

Kyle Bergdoll presented his petition. There were no questions or comments in favor of the petition. Randall Dopke (neighbor) was concerned with the size of the building and the additional traffic.

Reese questioned if there would be business use and if the lot was to be further divided.

There was a town response in the file of no objection which was read into the record by Staff. Staff gave staff report.

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

3535A-11 – Tom Waldmann: Rezone 2 acres of PIN 010-0615-2623-000 (34 Acres) for a new residential building site on **Pine Lane** in the Town of Hebron.

Tom Waldmann presented his petition. There were no questions or comments in favor or opposition of the petition.

Reese questioned the redesigning of the lot because of the slopes.

There was an approval from the town found in the file, and read into the record by Staff. Staff report was given by Staff.

3536A-11 – Richard Patrick: Create a 1.74-acre A-3 zone on **Hustisford Road** in the Town of Ixonia from part of PIN 012-0816-1821-000 (35.609 Acres).

Richard Patrick presented this petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

There was a town response in the file in favor of the petition with conditions, and was read into the record by Staff. Staff report given by Staff.

3537A-11 – David & Alice Kemna: Create a 4-acre lot on **CTH J** for a new building site in the Town of Oakland. The site is part of PIN 022-0613-2344-000 (39.132 Acres).

David Kemna presented his petition. There were no questions or comments in favor or opposition of the petition. Roou questioned the building proposed. Nass questioned the location of the house on the lot.

There was a response in the file from the town board approving this petition with conditions which was read into the record by Staff. Staff gave staff report.

3540A-11 – Richard Mortimer: Modify conditions of approval for a two-acre lot on **Buckingham Road**, to be created without a shared driveway as originally required by Zoning Amendment 3241A-07. The site is part of PIN 016-0514-2532-001 (11.587 Acres) in the Town of Koshkonong, and was previously approved with conditions on May 8, 2007.

Tom Mortimer, on behalf of his son Richard, presented the petition. In favor was Tom's wife/Richard's mom. There were no questions or comments in opposition of the petition. There were no questions or comments from the Committee.

John Debereiner, supervisor for the Town of Koshkonong, stated there was ample room, and recommended approval to the petition. Staff report was given by Staff.

FROM AGRICULTURAL A-1 TO A-3 AND N, NATURAL RESOURCES

3538A-11 & 3539A-11 – Brian Borchardt/Ethel M Borchardt Trust Property: Rezone 4 acres of PIN 028-0513-0121-000 (108.17 Acres) for a new building site on **CTH J** and rezone 7.5 acres adjacent to it for a Natural Resource zone, both in the Town of Sumner.

Brian Borchardt presented his petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

Staff read into the record a response from the town board of approval which was in the file. Staff gave staff report.

CONDITIONAL USE PERMIT APPLICATIONS

CU1667-11 – St. Coletta School: Conditional use in an A-1 Agricultural zone to allow for a bus garage and storage area at **W5080 USH 18** in the Town of Jefferson, on PIN 014-0614-0143-002 (18.42 Acres).

This petition was *withdrawn*.

CU1668-11 – Todd & Kris England: Conditional use to allow an extensive on-site storage structure 19 feet in height at **W5825 Hedrick Drive** in the Town of Koshkonong, on PIN 016-0514-1513-000 (0.94 Acres) in a Residential R-2 zone.

This petition was presented by Kris England. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

John Debereiner stated the town was concerned that because it's a 2-story structure, there would be habitable space on the 2nd level, but will not include plumbing or heating. There was no objection

to the Town Plan Commission or the Town Board by the neighbors, and therefore recommended approval.

Staff report was given by Staff. Staff questioned petitioner if there would be water service or a business use. Staff also questioned the size of the proposed structure.

CU1669-11 – Laurel Barkow/Donald Vehlow Property: Conditional use to allow a duplex on PIN 030-0813-1413-001 (14.06 Acres) in an area approved for A-3 zone on **Kowski Lane** in the Town of Waterloo.

Laurel Barkow presented the petition. There were no questions or comments in favor of the petition. Opposed was Joshua Davis who was opposed to the duplex with renters and that this was a single family area. There were no questions or comments by the Committee.

There was a response from the town in the file of approval, and was read into the record by Staff. Staff report given by Staff.

CU1670-11 – WE Energies/James & Kathleen Strauss Property: Conditional use to allow temporary storage of WE Energies materials and equipment in an A-1 Agricultural zone off of STH 89 near **N7781 Rock Lake Road**. The site is part of PIN 030-0813-2633-000 (41.97 Acres) in the Town of Waterloo.

This petition was presented by Jeff Fowle representing WE Energies. There were no questions or comments in favor or opposition of this petition. Nass made statement that equipment was already being stored on the property, and questioned the petitioner on how long they'd be using this site. Nass also informed the petitioner that approvals should be obtained prior to equipment being stored.

The town board approved this petition in their written response found in the file, which was read into the record by Staff. Staff report was given by Staff.

6. Adjourn

Reese made motion, seconded by David, motion carried 5-0 to adjourn @ 7:40 p.m.

Don Reese, Secretary

A digital recording of this meeting may be obtained in the Zoning Department.