

**MINUTES OF THE 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: May 16, 2013

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

- 1. Call to Order**
Chairperson Nass called the meeting to order at 7:00 pm.
- 2. Roll Call**
All Committee members were present. Also present were Rob Klotz and Michelle Staff of the Zoning Department.
- 3. Certification of Compliance With Open Meetings Law Requirements**
Reese 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**
- 6. Explanation of Process by Committee Chair**
Nass explained the procedure to be followed.

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, May 16, 2013, 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 A-1, EXCLUSIVE AGRICULTURAL TO RESIDENTIAL R-2

R3637A-13 & CU1736-13 – Nancy Reese: Rezone PIN 026-0616-2544-001 (2 Acres) with conditional use to allow for a second residence on the property at **N2899 CTH Z** in the Town of Sullivan.

Petitioner: Nancy Reese, N2899 CTH Z – She would like to rezone the property to build a smaller house for her mom. Everyone south of her is zoned R-2 and that is why she is asking to rezone the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read the Town response into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. The R-2 zone south of the property is in the 15-year growth area; this lot is outside of but adjacent to the 15-year growth area of the plan. This would require a change to our county land use plan.

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

R3638A-13 – John Sherman/Stilling Farms Inc. Property: Rezone to create a 3-acre A-3 lot with the buildings at **W8768 Hope Lake Road** in the Town of Lake Mills. The site is part of PIN 018-0713-3334-000 (37 Acres).

Petitioner: Bud Stilling – They purchased part of this farm in 1992 and the Shermans want to sell another part of this farm. And they would like to split off the existing house and buildings. Stilling explained that his intent with that barn is to house breeding bulls and store hay this summer. Stilling stated that he will be putting in a separate access on the east side of the property. They are going to lease pasture and he understands that he can only have three head of cattle on the new lot.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked Stilling why he is keeping some of the outbuildings?

Town Response: Klotz read the Town response into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked how many head of cattle will be on the A-3 lot.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCE

R3639A-13 & R3640A-13 – Kenneth Kau/Kenneth & Gerard Kau Property: Create a 4-acre building site, and a 6-acre Natural Resource zone along with a 7-acre Natural Resource adjacent to the building site. The property is near **W650 STH 59** in the Town of Palmyra on PIN 024-0516-2312-000 (43.54 Acres).

Petitioner: Kenneth Kau, W650 STH 59 - They are trying to build a house on their family farm. They will be sharing the driveway. Kau would plant trees for privacy. The surveyor said that his driveway and building area would not be on 20% slopes. Per the petitioner, the natural resource is currently a pasture area.

Comments in Favor: None

Comments Opposed: Dick Rohloff – He is opposed to it because he doesn't want to share the driveway and he has concerns on runoff. He does not want to combine the driveway with Kau. He stated his driveway is 3 feet higher than Kau's side.

Questions from the Committee: Nass asked both parties whether they can work out the driveway issues.

Town Response: Klotz read Town response into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that the surveyor should show slopes greater than 20% on the preliminary survey.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL; FROM A-1 TO N, NATURAL RESOURCE; FROM A-3 TO N; FROM A-3 TO A-1

R3641A-13, R3642A-13, R3643A-13 and R3644A-13 – Justin J. Thomas Sr. Property/Steven S. Carnes Property: Rezone 0.98 acre of PIN 024-0516-0521-002 (19.8 Acres) owned by Steven and Sheila Carnes from A-1 to A-3 for its inclusion with adjoining property. Rezone 1.7 acres of that PIN from A-1 to Natural Resource. Rezone 0.2 acres of PIN 024-0516-0521-002 (6 Acres) owned by Justin Sr. & Michelle Thomas from A-3 to A-1 for its inclusion with adjoining property. Rezone 2.2 acres of that PIN from A-3 to N. The properties are in the Town of Palmyra, along **STH 106**.

Petitioner: Justin Thomas, W4621 Pine Tree Dr. Elkhorn - This is going to be a primary residence and they are trying to take the wooded area to natural resource. He further explained the proposal for the Committee.

Comments in Favor: None

Comments Opposed: Kristin Jurczyk N2437 Brattset Lane – She explained that Thomas asked her to move her driveway and she doesn't really want to. She has concerns; if the driveway is moved, she wants the new access to be installed properly.

Questions from the Committee: None

Town Response: Larry Kau from the Town of Palmyra. Klotz read Town response into the record; it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3645A-13 – Ben Krueger c/o Chet Dolph; Benjamin Krueger II and Steven Rohrer

Property: Rezone to create a 25.5-acre Natural Resource zone near CTH G in the Town of Waterloo. The site is part of PIN 030-0813-1343-000 (40 Acres).

Petitioner: Chet Dolph, N8841 CTH G – Krueger wants to sell off the farmland to Dolph and Krueger wants to keep the hunting land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read the Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Variance has been granted to create a parcel without frontage and access.

CONDITIONAL USE PERMIT APPLICATION

CU1737-13 – B R Amon & Sons, Inc/Notbohm Trust Property: Conditional use to allow mineral extraction at **W8098 Hope Lake Road** in the Town of Lake Mills, on PIN 018-0713-3441-000 (40 Acres) and 018-0713-3532-000 (40 Acres).

This petition has been withdrawn by the owner. Klotz read Notbohm letter into the record.

7. Adjourn

Motion and second to adjourn. Motion carried on a voice vote with no objection.

Don Reese, Secretary