

**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: September 19, 2013

TIME: 7:00 p.m.

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

1. Call to Order

Chairman Nass called the meeting to order at 7:00 pm.

2. Roll Call

Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Also present from the Zoning Department were Rob Klotz and Michelle Staff.

3. Certification of Compliance with Open Meetings Law Requirements

Reese and Klotz confirmed that the meeting was held in compliance with the open meetings laws.

4. Review of Agenda

No changes were proposed to the agenda.

5. Explanation of Process by Committee Chair

6. 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, September 19, 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. Individual files 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3661A-13 – Brian Statz: Create a 1.7-acre vacant lot and a 5-acre lot around the home at **N7119 Hillside Drive** in the Town of Concord, part of PIN 006-0716-0523-000 (48.54 Acres).

Petitioner: Brian Statz (N7119 Hillside Drive) was present. He explained that he would like to split off the existing residence and create a 1.7 vacant lot. Statz stated that this property is surrounded by two roads and he does have access to the agricultural lands.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if Statz had access to the agricultural lands.

Town Response: Town was in favor. The Town has signed the yellow sheet and preliminary survey and both are in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated that all lots, including the agricultural lands must have driveways to the public road.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2,
AGRICULTURAL AND RURAL BUSINESS**

R3666A-13 & CU1743-13 – Jake Brock/Becker Trust Property: Rezone Parcel 016-0614-3543-002 (1.476 Acre) with conditional use to allow construction contractor businesses at **N2603 Kutz Road** in the Town of Koshkonong.

Petitioner: Jake Brock (1231 Orchard Ln. Fort Atkinson, WI). Brock explained that he would like to rezone and put up a construction shop, multi-tenant. There are currently two businesses in the building, his construction company and Riedl siding. Brock explained the number of trailers and stated there could be up to four trailers outside at one time.

Brock responded to the opposition by stating that he currently has a business at N2290 Rock River Road and it gets flooded out. In addition, he believes is it well kept up. He also would like to utilize the highway that is along the property. He stated he has small trucks and is going to build a 40' x 80' building on the property.

Klotz told Brock that holding tanks will not be permitted if a mound is available. Klotz noted that there is a site plan, specs for the shop in which he explained the two business and what will be stored. Klotz asked Brock if there would be any outside storage. Brock answered that there would be a drop-off site for materials, a couple of trucks and a dumpster site. Klotz asked if there would be any manufacturing of products on site. Brock answered that there would be no manufacturing, only storage of materials and equipment. Klotz asked how many employees there would be and where they'd be parking. Brock explained that there will be only 2-3 employees that will bring their cars to the property and will have parking in back. Klotz requested an update of the sketch to include parking on the site plan. Klotz explained that a driveway must be 25 feet from the lot line. Klotz also explained the vision clearance triangle to the petitioner and its restrictions. Klotz requested an updated sketch to include setbacks and the vision

clearance triangle. Klotz also informed the petitioner that there is an agricultural drainage ditch behind the property and that we have contacted the DNR to see if he has to meet a 75 foot setback to it.

Comments in Favor: None

Comments Opposed: Mark James (W5425 STH 106, Fort Atkinson, WI). James lives across the street from the property and is opposed to business use for this property. He is concerned about the traffic, noise and other adverse impacts of a business use.

Klotz read into the record a letter of opposition from Holly Bickle (W5426 STH 106, Fort Atkinson, WI).

Questions from the Committee: Reese asked the petitioner about the number of trailers.

Town Response: Town was in favor. The Town has signed the yellow sheet for both the rezoning and conditional use and both are in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated that the additional information needed is the outside storage area, updated plot plan, all setbacks, outside material location, parking, driveway location with property line setbacks, vision clearance triangle and ditch setback clarification from the DNR.

CONDITIONAL USE PERMIT APPLICATIONS

CU1750-13 – Carl P. Jr. & Shawna Dehner: Conditional use to allow a 2,048 square foot structure up to 18' 6" high in a residential R-2 zone at **N1522 Poeppel Road**, Town of Koshkonong on PIN 016-0514-1624-025 (0.665 Acre).

Petitioner: Carl Dehner (N1522 Poeppel Road, Fort Atkinson, WI). Dehner stated he has a fifth wheel, utility trailers, skid loader, cars, etc. He stated that the building has two roof lines to match the residence and that he will side it to match the residence. Dehner has talked to about 8 of his neighbors about the structure and no one had any objection. He will be using his existing driveway for this building. Dehner stated that this is only for personal use and there will be no business use or business storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated to the petitioner that this is a residential zone and no business storage or business use is permitted. This is only for the petitioner's personal storage.

CU1751-13 – Douglas & Christine Falkner: Conditional use to allow farm-type animals in a Residential R-2 zone at **W2245 River Road**, Town of Ixonia, on PIN 012-0816-1912-002 (4.73 Acres).

Petitioner: Christine Falkner (W2245 River Road, Watertown, WI). Falkner stated that they would like two horses at this time but may like additional animals in the future so are asking for four animal units. Klotz told the petitioner that only four animal units are

allowed on this property. The petitioner stated that the property will be split into three pasture areas with fencing for the horses. For manure management, the petitioner will keep the horses outside mostly, may spread onsite and possible have an area for compost.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

CU1752-13 – Douglas & Christine Falkner: Conditional use to allow an extensive on-site storage structure of 1,296 square feet at **W2245 River Road**. The site is in the Town of Ixonia, on PIN 012-0816-1912-002 (4.73 Acres).

Petitioner: Christine Falkner (W2245 River Road, Watertown, WI). Falkner explained that this building to store hay is 24' x 36' and will have a 12' x 36' overhang to house the animals. Klotz stated that the building cannot be over 15 feet in height because it was not asked for in this petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

7. Adjourn

Motion made by Reese, seconded by Jaeckel, to adjourn the meeting at 7:38 pm. Motion passed on a voice vote with no objection.

Don Reese, Secretary

A recording of the meeting will be available from the Zoning Department upon request.