

NOTICE 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: Thursday, April 21, 2016

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**
The meeting was called to order by Nass at 7:00 p.m.
2. **Roll Call**
Members present included Nass, David, Reese, Rinard, Jaeckel and Lloyd Zastrow. Zoning Department staff in attendance included Rob Klotz and Deb Magritz
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. **Approval of Agenda**
Motion by Jaeckel, seconded by Reese to approve the agenda. Motion carried on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair**
Nass explained the process.
6. **Public Hearing**
Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 21, 2016 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 official zoning map 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 RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3872A-16 & CU1873-16 – Noah’s Last Storage Spot LLC: Rezone with conditional use to allow mini-warehousing on PIN 016-0514-1023-045 (4.298 Acres). The property is located on **US Highway 12** in the Town of Koshkonong.

Petitioner: William Last, 609 Cloute St, Fort Atkinson spoke for the petition. He has existing self-storage facilities in Fort Atkinson and Jefferson, but with this proposal he wants to create bigger, deeper units.

Comments in Favor: None
Comments Opposed: None

Questions from the Committee: Reese asked whether there would be outside storage, to which Last responded that there would not be the need.

Town Response: In favor on February 22, and in the file.

Staff Report: Given by Rob Klotz and in the file. Klotz asked about the labelling on Last’s sketch of only Phase 1. He noted that further expansion would require additional conditional use requests. Last explained the plans for further buildings and submitted a new sketch showing Phases 1 through 3.

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

R3873A-16 – Kevin Gordon/Nancy Gordon Trust: Rezone to create a new 2-acre building site on **Ziebell Road** in the Town of Aztalan from part of PIN 002-0714-1621-004 (5.3 Acres).

Petitioner: No one was in attendance to represent the petition.

Comments in Favor:
Comments Opposed:
Questions from the Committee:
Town Response:
Staff Report: Klotz said that no action would be taken.

R3874A-16 – Lee Leverton/Gary & Beth Leverton, Lee & Lori Leverton LE: Create a 4.2-acre farm consolidation lot around the home and buildings at **N6441 County Road S**, Town of Lake Mills, from part of PIN 018-0713-1612-000 (40 Acres).

Petitioner: Lee Leverton was in attendance to represent his parents. They are requesting a 4.2-acre lot which will be transferred to Lee and his wife for them to build upon.

Comments in Favor: None
Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on March 8, 2016 and in the file.

Staff Report: Given by Klotz and in the file.

R3875A-16 – David Schroeder/A & L Johnson Inc Property: Rezone to create a 1.94-acre lot with existing home at **N5255 Crossman Road** in the Town of Lake Mills from part of PIN 018-0713-3421-000 (46 Acres).

Petitioner: Dave Schroeder of N5163 County Road A spoke. He said he would like to create a farm consolidation lot on Crossman Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on February 9, 2016 and in the file.

Staff Report: Given by Klotz and in the file.

R3876A-16 – David & Diana Schroeder: Rezone to enlarge the existing lots **immediately east and west of W8684 Hope Lake Road** by 0.5 acre each. The additional area is proposed to be taken from PIN 018-0713-3343-003 (28.139 Acres) and added to PINs 018-0713-3343-001 and 018-0713-3343-002 (currently 1.114 Acres each). The properties are in the Town of Lake Mills.

Petitioner: Dave Schroeder of N5163 County Road A spoke. He began by remarking how farming has changed-equipment's getting bigger-and with this proposal he's trying to make his property more farmer-friendly. He wants to extend two lots by 146 feet to square them off with the center lot. He feels this wouldn't change the landscape, and would be willing to use consolidation of parcels of record to accomplish this if necessary.

Comments in Favor: None

Comments Opposed: A letter in the file from Anita Martin, 261 Pinnacle Drive in Lake Mills was read into the record. In his rebuttal to the letter, Schroeder noted that there is no access proposed onto County Road A.

Questions from the Committee: None

Town Response: In favor on February 9, 2016 and in the file.

Staff Report: Given by Klotz and in the file.

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

R3877A-16 – Herman Zastrow: Rezone to create a 2-acre Rural Residential lot at **N8276 County Road E** and a 3-acre Rural Residential lot at **N8280 County Road E** from part of PIN 012-0816-1923-000 (29.54 Acres) in the Town of Ixonia.

Petitioner: Herman Zastrow spoke for he and his wife Pat. Their son farms the land and would like some area for his animals at N8276 County Road E. Herman would like to separate his house at N8280 County Road E on two acres.

Comments in Favor: Kyle Zastrow expanded upon the animals he'd like to have on the property-six pigs and thirteen chickens.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on March 14, 2016 and in the file.

Staff Report: Given by Klotz and in the file.

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

R3878A-16 – Jon & Renee Gallun: Create a 10.3-acre Natural Resource zone from part of PINs 024-0516-1534-000 (39.46 Acres), 024-0516-1543-000 (33.996 Acres) and 024-0516-1544-000 (1.755 Acres). The property is in the Town of Palmyra, with access onto **County Road E**.

Petitioner: Jon Gallun at N1391 County Road E said that he is combining three parcels into one Natural Resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor at their March meeting, stated Larry Kau, Town Chair.

Staff Report: Given by Klotz and in the file.

CONDITIONAL USE PERMIT APPLICATION

CU1874-16 – Bertha M Langholff: Conditional use to allow conversion of a single-family residence at **W3319 US Highway 18** to a duplex. The property is on PIN 014-0615-0314-035 (0.63 Acre) in the Town of Jefferson.

Petitioner: Bertha Langholff of W6356 County Road J would like to change a single family home into a duplex.

Comments in Favor: Mr. Godfrey added that there are two bedrooms proposed for the upper unit and two bedroom for the lower units, both units having separate entrances and kitchens.

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval on March 7, 2016 is in the file.

Staff Report: Given by Klotz and in the file.

A motion to adjourn was made by Reese, seconded by David. Motion carried on a voice vote and the meeting adjourned at 7:45 p.m.



Don Reese, Secretary

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

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

Further information about Zoning can be found at www.jeffersoncountywi.gov

