

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, May 19, 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 Vice-Chair David at 7:00 p.m.
2. **Roll Call**
Committee members present at 7:00 were David, Reese and Jaeckel. Rinard was absent and excused. Nass arrived at 7:01. Zoning Department staff in attendance were 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 meeting law requirements.
4. **Approval of Agenda**
No changes were proposed to the agenda.
5. **Explanation of Public Hearing Process by Committee Vice-Chair**
David explained the meeting procedure and noted that a Committee decision date was set for May 31, with County Board meeting on June 14.
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, May 19, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R3879A-16 – Edward & Colleen Dionne: Rezone all of PINs 024-0516-0941-000 (40 Acres) and 024-0516-1944-000 (40 Acres) at **W1316 Island Road** in the Town of Palmyra.

Petitioner: Edward Dionne of W1316 Island Road spoke for the petition. He stated that he wants to expand the campground, rezoning from A-1 to A-2.

Comments in Favor: There were no comments in favor.

Comments Opposed: Debra J Harryman of W1516 Island Road spoke about the two long expanses and then sharp curves on Island Road . She would like to see the Island Road speed limit lowered. The road is a path for walkers and bicyclists.

Steve Beauchamp of W1149 Island Road spoke. He thinks everything should stay the same.

Klotz also read two letters of opposition into the record, one unsigned and one by Eric Sobczak.

Petitioner Rebuttal: Dionne said that he doesn't feel that the current traffic and littering issues are as a result of the campers. He only has twelve residents there currently.

Questions from the Committee: There were no questions from the Committee.

Town Response: The Town response in favor is in the file.

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

CU1875-16 – Edward & Colleen Dionne: Conditional use for PINs 024-0516-0941-000 (40 Acres) and 024-0516-1944-000 (40 Acres) to sanction Circle K Campground and allow expansion of up to 100 new sites at **W1316 Island Road** in the Town of Palmyra.

Petitioner: Edward Dionne of W1316 Island Road explained the additions he proposed for the campground expansion: bathhouse, well, relocate dump station, 4 cabins, 6 pull-through sites, 25 weekender sites, group site and an activity building. He does not expect to fill the sites immediately, and may not even complete the project for five years.

Comments in Favor: None

Comments Opposed: Steve Beauchamp, W1149 Island Road spoke of his concern for increased traffic and speed, littering, an existing garbage tire pile. He doesn't want a tent city or a recreation of Woodstock.

Petitioner Rebuttal: Dionne reported that the tires have been collected not only from his property, but from alongside the road. The community is invited to use his pool and bounce house. He can talk to the campers about slowing down on the road.

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Klotz asked Dionne about the twelve residents to whom he referred. Dionne said that they are seasonal, and that he doesn't have any full-time residents. Klotz also asked about the four cabins, and asked Dionne to talk to Zoning further about those. He went on to give a staff report which is on file.

Larry Kau, Palmyra Town Chairman, said that the Town would work on lowering the speed limit, and would work with the County to do so.

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

R3880A-16 – James Masters/R&H Masters Trust Property: Rezone 1.3 acres of PIN 010-0515-0343-001 (45.7 Acres) owned by the R & H Masters Trust to add it to the existing A-3 zone at **W3622 Lower Hebron Rd** owned by James & Kerrie Masters. The property is in the Town of Hebron.

Petitioner: James Masters at W3622 Lower Hebron Road has planted fruit trees and has bees on this area. He would like to add this land from his parents to his own because they cannot easily access it.

Comments in Favor: Rod Masters of W3588 Lower Hebron Road is in favor because he can't easily get to this area, so he would like his son to have it.

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and on file.

R3881A-16 – Lorraine Millette/Gerard & Lorraine Millette Trust Property: Create a 5-acre farm consolidation lot around the home at **W3728 State Road 106** in the Town of Hebron from part of PIN 010-0615-3344-000 (34.993 Acres).

Petitioner: Gerard Millette of W3728 State Road 106 spoke. They are doing estate planning and want to create a lot around the house.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file . Klotz asked the Millettes if they knew that 5 acres would allow 5 animal units. He also asked if there was access to the remaining ag land, and asked about the septic location.

R3882A-16 – Lawrence Geoghegan: Rezone to create a 1.59-acre farm consolidation lot around the home at **N7550 County Road D** in the Town of Watertown on PIN 032-0815-3514-000 (40 Acres).

Petitioner: Lawrence Geoghegan of N5668 Shea Lane, Albany, WI said that he has no need for the house, and wants to sell it. He responded that it is a pre-1975 home.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3883A-16 – Scott & Teresa Gimler/Richard G & Joann Gimler Trust Property: Create a 1.16-acre residential building site from part of PIN 032-0815-1324-000 (41.19 Acres) near **N8728 River Road** in the Town of Watertown.

Petitioner: Teresa Gimler of N9219 Donald Lane spoke. They want to build a house on the farm. The City of Watertown has approved the preliminary certified survey map.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3884A-16 – Steven Mode/Laurie Forseth Property: Rezone 2.79 acres for a new residential building site on the south side of Koch Road, across from **W3018 Koch Road** in the Town of Hebron, on PIN 010-0515-1112-000 (12 Acres).

Petitioner: Steve Mode, N2192 Clearview Lane spoke for Laurie Forseth. She is asking for a new building site on the south side of Koch Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

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

R3885A-16 & R3886A-16 – Steven Mode/Laurie Forseth Property: Create an A-3, Rural Residential lot of 3 acres around the home at **W3018 Koch Rd** and a new 1.88 residential building site adjacent to it on **Ehlert Road**. Create two Natural Resource zones between the Bark

River and those A-3 lots, one of 2 acres and one of 2.61 acres. These requests are all from PIN 010-0515-1112-000 (12 Acres) in the Town of Hebron.

Petitioner: Steve Mode, N2192 Clearview Lane was assisting Laurie Forseth. She is asking for a 5-ac lot consisting of a 3-ac A-3 zone around the home and a 2-ac Natural Resource zone, as well as a new 1.88-ac A-3 building site and a 2.61-ac Natural Resource zone to go along with it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3887A-16 & R3888A-16 – Kory Sukow: Rezone approximately 0.39 acre of PIN 008-0715-1644-004 (8.21 Acre) to A-3 to add it to an adjoining A-3 zoned lot at **N6111 Coffee Road**. Rezone the balance of PIN 008-0715-1644-004, approximately 7.82 acres to Natural Resources. The site is in the Town of Farmington.

Petitioner: Kory Sukow, N6111 Coffee Rd said that he would like to rezone to combine the access strip that currently serves his agricultural zone with his existing A-3 lot to create a lot totaling 2 acres, with the remainder being rezoned to Natural Resource.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

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

R3889A-16 – William Lensmire: Rezone PIN 012-0816-0842-002 (2.208 Acres) at **W1897 Gopher Hill Road** to A-1 for it to be incorporated into adjoining A-1 zoned property. The site is in the Town of Ixonia.

Petitioner: Bill Lensmire of W1897 Gopher Hill Rd explained that he wants to reconnect the house lot to the rest of the farm to be able to use that area for his goat operation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1876-16 – Sylvie Dahnert: Conditional use to allow up to 8 dogs as a kennel for household pets at **W3672 Lower Hebron Road**, Town of Hebron. The site is on PIN 010-0515-0333-001 (5 Acres) and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Sylvie Dahnert of W3672 Lower Hebron Road said that she would like to be able to foster dogs and keep her adult children's pets. In response to Klotz' questions, she said that she is currently using a temporary fencing system until her landscaping settles and a permanent fence can be constructed. Dog wastes are double-bagged and disposed of in an approved sanitary landfill, though she would consider other methods.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file. Klotz asked about fencing and waste disposal proposed.

CU1877-16 – Tim Otterstatter/JTO Properties LLC: Conditional use to allow an event facility as an adaptive reuse of a pre-1970 barn at **W2763 East Gate Drive** in the Town of Watertown, The site is on PIN 032-0815-1231-000 (37.14 Acres) and is zoned A-2, Agricultural and Rural Business.

Petitioner: Tim Otterstatter/JTO Properties reported that they want to turn their barn into an event facility. Hours of operation are proposed for 9 a.m. to 12 a.m. They have state-approved plans, and will be adding exits, removing old stairs and replacing them, updating the electric service and making the structure ADA accessible. Soil tests were completed earlier today.

Comments in Favor: None

Comments Opposed: Ken Salb of W2855 East Gate Drive asked about the parking proposed.

Petitioner's Rebuttal: Otterstatter responded that there is a 230' x 170' area for 90 to 100 cars on the grass west of the house. There will be a limit of 300 guests imposed, so Otterstatter felt that this area would be sufficient for parking. He stated that there will be no parking on the road.

Questions from the Committee: Reese asked if parking could be south of the barn in the A-2 zone. Otterstatter responded that that would interfere with the view from the barn. Nass asked if there would be a change in the bee operation, because during site inspection, there were bees everywhere. Otterstatter explained the phenomenon.

Town Response: Approved with conditions and in the file.

Staff Report: Klotz noted that parking could be on property within 400 feet. He went on to give a staff report which is now in the file.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried, and the meeting adjourned at 8:12 p.m.

A handwritten signature in black ink that reads "Don Reese". The signature is written in a cursive style with a large initial "D".

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

