

**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: Thursday, September 15, 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 David at 7:02 p.m.
2. **Roll Call:** Rinard, Jaeckel and David present. Reese arrived at 7:04 p.m. and Nass arrived at 7:39 p.m.
3. **Certification of Compliance with Open Meetings Law Requirements:** Reese confirmed the meeting was compliant.
4. **Approval of Agenda:** The agenda was approved with no changes.
5. **Explanation of Public Hearing Process by Committee Chair:** David explained the public hearing process. September 26, 2016 will be the decision meeting and October 11, 2016 County Board..
6. **Public Hearing:** The following was read aloud by Klotz;

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, September 15, 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; A-3, AGRICULTURAL/RURAL RESIDENTIAL; AND
N, NATURAL RESOURCES TO A-2, AGRICULTURAL AND RURAL BUSINESS**

R3921A-16 & CU1888-16 – Valley View Recreation Club Inc: Rezone PINs 022-0613-3024-000 (32 Ac), 022-0613-3013-001 (4.8 Ac), 022-0613-3021-002 (15.435 Ac) and 022-0613-3031-000 (2.1 Ac) with conditional use to sanction the existing campground and allow for associated activities under storage of non-farm equipment, public & semi-public uses, tourist rooming house, recreational facility related to open space uses, recreation facility, conference center, banquet hall and event facility. The site is in the Town of Oakland at **N3080 East Rockdale Rd.**

R3921A-16:

Petitioner: Represented by Attorney Michael Rumpf (152 W. Main St., Cambridge): We have been a campground since 1945 and would like to rezone to become compliant with Jefferson County Zoning Ordinance. We would like to rezone all of the property to A-2.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor.

Staff Report: Given by Klotz and in the file. Four parcels totaling 53 total acres. It is possible to keep the A-3 lot as A-3 if applicant wishes. This will be to bring the existing into compliance as well as add new sites.

CU1888-16

Petitioner: Represented by Attorney Michael Rumpf (152 W. Main St., Cambridge): We are asking for a total of 40 permanent sites with licensing for 50 total. We have been in existence since 1945. We would also need storage for non-farm equipment for out lawn mowers, etc. There are shelters for rent or use, a tourist rental house that can be rented for a period of time and the desire to build a conference/banquet hall to be used by guests. I have a letter from the local fire department and EMS that they have access to the property. One concern was about police and we have only had one complaint for noise in 25 years. I have the police record for the past 3-4 years. Most of the calls is from my client requesting drive throughs from the police to make sure there is a police presences. My clients are aware Department of Health will need to be involved with the increase as well as a plumber with the septic. The request is compliant with the zoning ordinance and we have been a good neighbor since 1945.

In Response to Reese: Karen Dulshack – President of Valley View (W9690 US Hwy 18, Cambridge): We already have the building there; it was built in the 1940's. It is used by the members only and by the guests.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese: Will the assembly hall/event facility be for public use?

Town Response: In file and in favor.

Staff Report: Given by Klotz and in the file. The septic may be undersized and a plumber should be consulted. There are no zoning violations or complaints for the property.

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

R3822A-16 – George Sayre: Rezone to allow for the creation of a 1.9-ac lot around the home at **W6892 County Road J** in the Town of Jefferson from PIN 014-0614-1732-000 (36.6 Ac) and 014-0614-1733-000 (39.4 Ac).

Petitioner: George Sayre (W6891 County Road J): Would like to have this rezoned. This is a rental property that my son rents from me. My son would like to purchase it from me. We would like to separate the house from the farm land.

In response to Klotz: Yes, I would like to request 2 acres to allow for animals. Yes, there is a house and a shed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved on 6-27-2016 and in the file.

Staff Report: Given by Klotz and in the file. Klotz questions expanding to 2 acres from 1.9 to allow for farm animals. Request is for 1.89 and the zoning ordinance requires 2 acres. Klotz asks if there are buildings on the property currently. This is a farm consolidation lot.

R3823A-16 – Michael Wells/Raymond & Lucille Wells Trust Property: Create a 1.2-ac lot around the home at **W7602 Island Church Rd** from PIN 030-0813-1333-000 (39.229 Ac) and a 5.8-acre lot around the farm buildings across the road on PIN 030-0813-2422-000 (40 Ac). The site is in the Town of Waterloo.

Petitioner: Michael Wells (404 Martin Road, Marshall): I am representing my mother. We have two parcels and people are interested in the land but not the buildings. The 1.2 acres is for the house with no room for horses. The 5.8 acres is an old pasture and gravel pit with a shed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town approved in July 20, 2016 with the driveways located across from each other.

Staff Report: Given by Klotz and in the file.

R3824A-16 – Michael Burow: Create a 1.2-ac building site on **Riess Rd** in the Town of Aztalan from part of PIN 002-0714-2733-003 (5.431 Ac).

Petitioner: Michael Burow (W6064 Riess Rd): I would like to create a 1.1 acre building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 8-10-2016, the petition was approved by the Town Board and Planning Commission.

Staff Report: Given by Klotz and in the file. Klotz noted this petition is within the extraterritorial review area of Jefferson.

R3825A-16 – Carol Gross: Rezone to create a 1-ac building site on **Popp Rd** from part of PIN 002-0714-2842-000 (16.113 Ac) in the Town of Aztalan.

Petitioner: Carol Gross (W6064 Riess Rd): I would like to create a 1 acre lot on Popp road.

Rebuttal: I have owned the property since 1970's. There used to be old barns and sheds that have been taken down. The history of the land was not farming.

Response to Klotz: The buildings were removed in 2014.

Comments in Favor: None

Comments Opposed: Ann Riddendorf (N5520 Popp Rd): My property borders the proposed lot, I live to the north. I am opposed and would like less homes and would like it to remain farm land.

Questions from the Committee: None

Town Response: Dated 8-10-2016, the petition was approved by the Town Board and Planning Commission.

Staff Report: Given by Klotz and in the file. Klotz asked when the barns were removed.

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

R3826A-16 & R3827A-16 – Michael Burow & Carol Gross: Create a 1.8-ac building site on Riess Rd, a 4-ac A-3 zone around the home at **W6064 Riess Rd** and a 5.6-ac Natural Resource zoned lot adjacent, all from PIN 002-0714-2733-000 (46.3 Ac) in the Town of Aztalan.

A-3 Rezone:

Petitioner: Michael Burow (W6064 Riess Rd): I would like to create a 4 acre lot around the existing home and buildings. It has a 600 foot driveway with some trees that we planted years ago.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 8-10-2016, the petition was approved by the Town Board and Planning Commission.

Staff Report: Given by Klotz and in the file.

Natural Resource Rezone:

Petitioner: Michael Burow (W6064 Riess Rd): I would like to rezone a 5.6 acre woods. The area is sloped with a small flat spot about 200 by 200 on top of the hill.

Comments in Favor: Sandy Marks – Town of Aztalan Town Clerk (N6501 Ziebell Road): Town is in favor of all requests and voted unanimously in favor. Supervisor Mike Burrow sustained from voting.

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 8-10-2016, the petition was approved by the Town Board and Planning Commission.

Staff Report: Given by Klotz and in the file.

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

R3828A-16 - Dennis Jones/Jerry Brokl & Dennis Jones Property: Rezone 10 ac of PIN 016-0514-0232-000 (40 Ac) for transfer of ownership. The site is in the Town of Koshkonong on **Bark River Rd.**

Petitioner: Dennis Jones: In the 1990's three couples bought the land. One couple wanted to buy land up north and sold their third. Now we would like to split and divide the land legally between Jerry Brokl and me. There is a spot that we have cabled off for parking and a private road back to the lagoon. We would like to get this taken care of ahead of time.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 8-10-2016, the town was in favor.

Staff Report: Given by Klotz and in the file. The owners would like to rezone 10 acres to divide the property between the two owners. 100% of the land is floodplain and wetland. All of the land is hunting with existing access.

CONDITIONAL USE PERMIT APPLICATIONS

CU1889-16 – Emmanuel Valadez/Steve & Theresa Schluter Property: CU to allow for an extensive on-site storage structure in a Community zone on PIN 004-0515-1921-001 (5.445 Ac). The property is along **County Road N** in the Town of Cold Spring.

Petitioner: Pete Gross – Representative for both parties (N5921 Jefferson Road): Mr. Valadez would like to build a shed to park his semi and trailers. Two to three times a week he would be in and out. On the weekends he would park behind the shed.

Rebuttal to comments: To address the hwy issues, all of the permits have been pulled and the culverts have been put in by the County and approved by the Township.

Comments in Favor: Emmanuel Valadez (N2639 County Road Z): I would like to build a building to park and store my semi in.

Rebuttal to comments: For the traffic part, I have plenty of visibility. I drive a lot of miles a week and do not see that as a problem. As far as septic, I do plan on putting in a septic for a bathroom since it is kind of far out of town. As far as the home, I do plan on putting a home there in the next few years. The trailer storage, I current have two trailers. The trailers would be there during the weekends and parked behind the behind to be screened from the hwy.

Comments Opposed: Terry Miles (N1148 County Road N): One of my concerns is will there be septic and sewer to the building. Will anyone be living there? Will there be a house? Also, traffic coming from the south go by fast and if you have semis coming into their I think the speed limit should be reduced. I am not really against the petition but I do have some concerns.

Marcus Kinter (N1190 County Road N): I also have concerns. How long will trailers be parked outside and how many. What if there are 4-5 trailers is there something we can do? I don't want it to turn into a parking lot.

Questions from the Committee: None

Town Response: Dated 7-14-2016, the town was in favor of the structure.

Staff Report: Given by Klotz and in the file. Under the Community zone the house does not have to be there before this is there. Would you be adverse to some green screening with some evergreen type trees? That way when the trailers are there they will be hidden from the hwy and from the neighbors. The request is build a 70 by 104 semi and personal maintenance storage structure, with a bathroom and up to 4 semis with temporary outside storage from 5 semi-trailers.

CU1890-16 – Emmanuel Valadez/Steve & Theresa Schluter Property: CU to allow for applicant's semi-truck storage, repair and maintenance on **County Road N** in the Town of Cold Spring from part of PIN 004-0515-1921-001 (5.445 Ac). The property is zoned Community.

Petitioner: Emmanuel Valadez (N2639 County Road Z): I think everything was explained. For the green screen that is something that we have thought about.

Response to Klotz: I have my own trailers, but depending on what we are hauling I may need to rent a trailer from the company. That would require me to leave my trailer there. This usually only happens once every couple of months. There will be 2-3 trucks and 2-3 trailers.

Response to Klotz: Pete Gross – Representative for both parties (N5921 Jefferson Road): I am not sure what Schluters had put in. They had taken care of that. I will look into the access and culvert.

Comments in Favor: None

Comments Opposed: Terry Miles (N1148 County Road N): Does that allow him to run a repair business out of that? Could he live in the building?

Questions from the Committee: None

Town Response: The Town was in favor on 7-14-2016.

Staff Report: Given by Klotz and in the file. One point from clarification: For up to 4 semis and 5 trailers? Pete mentioned you had talked to the County about the culvert, was that for residential access or would that accommodate a semi? Before the decision can be get clarification and verification from the County Hwy on the culvert and if it needs to be widened.

Klotz in response to Mr. Miles: He would need to get approval for that. Each use has to be a conditional use. No, he cannot live in the building.

CU1891-16 – Daniel Dudley: CU for an extensive on-site storage structure in a Residential R-1 zone at **N4047 Marina Ln**, Town of Oakland, on PIN 022-0613-1811-025 (1.46 ac).

Petitioner: Daniel Dudley (N4047 Marina Lane): I would like to put up a pole shed/"toy box" for campers, atv; and boats to replace the tent structures I currently have.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 7-19-2016, the town was in the favor.

Staff Report: Given by Klotz and in the file. This is for storage and a 4-H project of a half dozen rabbits.

CU1892-16 – Ryan Dehnert/B2B Lawns LLC Property: Conditional use to allow retailing that is freestanding in an Industrial zone at **N8656 Jefferson Rd**, Town of Watertown on PIN 032-0815-1731-002 (1.43 Ac).

Petitioner: Ryan Dehnert (N8656 Jefferson Road): Ryan brought pictures to add to the file. The retail yard will be in the back of property and consist of landscape supplies. Ryan explained the business and how it will operate. He may keep the barn or take it down. During December to March, the yard will only fill orders for salt per online orders only.

In Response to Klotz: The property may not have a storm drain in the rear of the lot.

Comments in Favor:

Comments Opposed:

Questions from the Committee:

Town Response: Dated 8-8-2016, the town approved with drainage concerns. Does the petitioner know what drainage concerns there are? Please work with the town to fix the problem.

Staff Report: Given by Klotz and in the file. The Northeast corner of the property is a wetland and you must stay out of the wetland and not fill the wetland. Klotz questions if there is currently a bathroom on the property. A holding tank may be needed for the property.

The meeting was adjourned at 8:07 by Reese/Jaeckel, v.v., no objection.



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

