

**MINUTES OF THE PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Roou

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

DATE: April 19, 2012

TIME: 7 p.m.

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

1. Call to Order

Hearing called to order at 7:00 p.m. by Nass

2. Roll Call

Members present: Nass, Reese, Rinard

Members absent: David, Roou

Staff: Michelle Staff, Laurie Miller

3. Certification of Compliance with Open Meetings Law Requirements

Reese acknowledged compliance.

4. Review of Agenda

There were no changes.

5. Public Hearing

Procedure was explained by Nass.

The following was read into the record by Staff:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 19, 2012, 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 RESIDENTIAL R-1 AND N, NATURAL RESOURCE TO A-T,
AGRICULTURAL TRANSITION ZONE**

R3576A-12 – Autumn Ridge Development, LLC/Richard & Karen Adams, Neumann Developments Inc. Property: Rezone PIN 012-0816-2131-002 (46.440 Acres) from R-1 and part of PIN 012-0816-2821-025 (38.844 Acres) from Natural Resource to allow for creation of a

52.5-acre Agricultural Transition zone. The site is **near Park Ridge Way and CTH P** in the Town of Ixonia.

Corey O'Donnell from Autumn Ridge Development presented the petition. This area is part of the final plat of Autumn Ridge. It's still being farmed, which is not allowed in the R-1 zone. This area is not planned to be developed at this time.

There were no questions or comments in favor of the petition. Opposed was John Heim, N8220 Woody Lane who had concerns about a livestock operation. Sue Harter, N8220 Woody Lane wanted an assurance that this transitional area would be temporary. Robert Wittnebel, N8041 Fallen Leaf Ct. was concerned regarding the use of this area. There was a letter in the file opposing the petition by David and Shelby Schmidt which was read into the record by Staff. Also opposed was Andy Rosenau, N8179 Woody Lane who had some of the same concerns, but was also concerned about the fill piles. Mr. O'Donnell presented a rebuttal to some of the concerns.

Rinard asked the petitioner to address emergency access. Perry Goetsch stated that the town was in favor with conditions. Staff presented staff report.

CONDITIONAL USE PERMIT APPLICATIONS

CU1701-12 – Jay & Mary Lieblang: Conditional use to allow an extensive on-site storage structure of 728 square feet and 20 feet in height in a Residential R-2 zone. The site is at **N6075 Grey Fox Trail** in the Town of Concord on PIN 006-0716-2221-001 (7.956 Acres).

Jay Lieblang presented his petition. There were no questions or comments in favor of or opposition to the petition. There were no questions or comments from the Committee. There was a response from the town of no objection in the file which was read into the record by Staff.

Staff gave staff report and questioned the petitioner on the driveway and the type of storage.

CU1703-12 – Timothy E. Dettmann: Conditional use to sanction expansion of the existing intensive agricultural/dairy operation at **N7397 CTH N** to allow up to 985 animal units. The property is in the Town of Milford on PIN 020-0814-3633-000 (36.63 Acres) in an A-1 Agricultural zone.

Roll call was taken. Reese, Rinard, Nass present. Timothy Dettmann presented his petition. There were no questions or comments in favor or opposition to the petition. Reese questioned the number of animal units.

There was a response from the town in the file approving this petition which was read into the record by Staff. Staff gave staff report. Staff also read into the record a letter from the Land and Water Conservation Department.

CU1704-12 – Kurt Kautzer: Conditional use to allow a 2,400 square foot extensive on-site storage structure 20 feet in height in a Community zone. The site is in the Town of Milford on PIN 020-0814-2523-006 (2 Acres) at **N7931 CTH N**.

Kurt Kautzer presented his petition. This would be for personal use. The height is needed for the travel trailer.

Leroy Nell, neighbor living across the road had no objection, was a good neighbor. There were no questions or comments in opposition to the petition. Nass questioned the location and driveway.

There was a response in the file from the town approving this petition, and was read into the record by Staff.

Staff gave staff report and questioned the petitioner on his request, the driveway, and ROW setback needed. Explanation was given to the petitioner who was provided a setback sheet by Nass.

6. Adjourn

Motion made by Reese, seconded by Rinard, motion carried 3-0 to adjourn @ 7:37 p.m.

Don Reese, Secretary