

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: September 20, 2012
TIME: 7:00 p.m.
PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

- 1. Call to Order**
Meeting was called to order at 7:00 pm by Vice Chair Greg David.
- 2. Roll Call**
Chairman Nass was absent in the beginning of the meeting but did arrive later in the meeting. Vice-Chair David chaired the entire meeting.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Reese and Klotz verified that meeting was being held in compliance with the open meetings law requirements.
- 4. Review of Agenda**
No changes to the agenda.
- 5. Explanation of Process by Committee Chair**
David explained to the audience the public hearing produces for the meeting.
- 6. Public Hearing**
Klotz reads notice 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 20, 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 AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3604A-12 – Rohn Jack & Kathleen B Findlay: Rezone PIN 004-0515-2611-001 (1.045 Acres) to allow for a lot line adjustment. The site is at **W2987 Piper Road** in the Town of Cold Spring.

Petitioner: Kathleen Findlay W2987 Piper Road – They would like to sell the property and add lands they currently maintain from the Vohs property to the south. In 1973, when Vohs created

the lot, he couldn't get his machinery to take the sharp turn so Vohs let the previous owners mow it and use it for lawn area. Findlay would like to sell the lot and just sell what was part of the lot for many years. Findlay handed to Klotz a letter from Vohs stating he was in favor of the petition.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town of Cold Spring was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department. Klotz explained that Vohs property is zoned A-3 and Findlay's is zoned A-1 so a zoning change was required to transfer lands between adjacent lands owners.

R3605A-12 – Wayne Burnett: Create a 1.32-acre lot around the home at **W5095 River Drive** in the Town of Farmington from part of PIN 008-0714-1212-000 (40 Acres).

Petitioner: Wayne Burnett W5095 River Drive – Burnett has lived on the property since 1983, and would like to sell the existing farmhouse and create another lot for a new home. When asked the age of the residence, Burnett stated that the foundation has a date of 1890 on it.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town of Farmington was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department.

R3606A-12 – J & W Stasch Trust: Rezone to create a 1-acre lot around the home at **N794 CTH K** in the Town of Koshkonong, from part of PINs 016-0514-2713-000 (15.5 Acres) and 016-0514-2712-004 (12.67 Acres).

Petitioner: Linda Massz N3057 Buena Vista Rd. -- She is a daughter of Mr. & Mrs. Stasch. She stated that her parents are in the nursing home and she would like to split off their home with the existing yard which is around one acre.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town of Koshkonong was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department.

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

R3607A-12 & R3608A-12 – Lots & Land Real Estate LLC, c/o Pete Gross: Rezone a part of PINs 006-0716-1311-001 (37.663 Acres) and 006-0716-1244-000 (37.337 Acres) to create a 1-acre building site on **CTH B** in the Town of Concord. Rezone 19 acres of PIN 006-0716-1244-000 (37.337 Acres) for an adjacent Natural Resource zone.

Petitioner: Pete Gross N5921 Jefferson Road – The lot was relocated to the west side because they couldn't get access on CTH B on the east side. Mr. Gross did not rebuttal any of the concerns expressed by the public.

Favor: None

Opposed: John Tokarski -- W248 Valley Rd (Cth B) – Tokarski stated that the Town sent our survey to the citizens if they wanted to see farmland remain farmland; and he believes this petition is against that survey and what the people want. Tokarski also stated that the City of Oconomowoc needs be notified of this petition. His other concerns are that this lot is currently proposed at 1 acre and he doesn't want this lot to suddenly get bigger to a two acre, 4 acre, etc. Tokarski stated that Gross has no respect for the neighbors.

Connie Tokarski W248 Valley Rd (CTH B) who is also representing Edward and Volia Schultz who could not be present tonight. Her concerns were that when Gordon Zastrow owned the property, Zastrow wanted to create a lot for his daughter on the east side of the property and they are just moving it over. She also mentions that the survey recommended that if the split was only for family, it could be split off.

Jim Wallace N3150 Valley Rd. Oconomowoc – Wallace residence is Waukesha County which is across the street from the proposed lot. He asked why he didn't get notified of these proposed land divisions. He didn't ask any further questions or express any additional concerns. Klotz replied that Jefferson County does not notified residences in Waukesha County but the County posts public notices in the two local papers and recommended to Wallace read local postings or subscribe to local papers.

Tina Wallace N3150 Valley Rd. – She understands why the original lot got move due to a dangerous intersection on the east side of the property, but had questions on what uses were allowed in an A-1 zone specifically hunting. Klotz replied to her questions.

Questions from the Committee: None

Town Response: The Town of Concord was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department.

Nass arrived at 7:20 pm.

R3609A-12 & R3610A-12 – Lots & Land Real Estate LLC, c/o Pete Gross: Create one new 1-acre building site from part of PIN 006-0716-1311-001 (37.663 Acres) on **CTH B** and one new 1-acre building site from part of PIN 006-0716-1314-000 (25 Acres) on **Morgans Road**. Create a 27-acre Natural Resource zone from those PINs adjacent to the building sites. The property is in the Town of Concord.

Petitioner: Pete Gross N5921 Jefferson Rd. – They would like to move the one lot on the east side of the existing farm to the west side of the property. Is creating another lot along Morgans road. Gross indicated that the natural resource would be split between both lots depending on the wishes of the buyers.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town of Concord was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department. Klotz asked Gross if the Natural Resource zone was going with either lot.

FROM AGRICULTURAL A-1 AND NATURAL RESOURCES TO A-T, AGRICULTURAL TRANSITION

R3611A-12 – Jefferson County: Rezone PIN 016-0514-1211-002 (1.448 Acre) in **Burnt Village Park**, Town of Koshkonong; PINs 024-0516-1241-000 (39.5 Acres) and 024-0516-1242-000 (39 Acres) in **Carlin Weld Park**, Town of Palmyra; PINs 014-0614-2024-001 (40.007 Acres), 014-0614-2031-000 (40 Acres), 014-0614-2032-000 (40 Acres), 014-0614-2033-000 (40 Acres), 014-0614-2822-000 (43.037 Acres), 014-0614-2911-000 (39.566 Acres), 014-0614-2912-000 (57.467 Acres), 014-0614-2913-000 (70.628 Acres), 014-0614-2914-000 (39.856 Acres), 014-0614-2922-000 (3 Acres), 014-0614-2933-000 (40.468 Acres), 014-0614-3011-000 (31.25 Acres), 014-0614-3014-000 (23.632 Acres) and 014-0614-3041-001 (20.166 Acres) in **Dorothy Carnes Park**, Town of Jefferson; 002-0714-2413-001 (14.5 Acres), 002-0714-2431-000 (29.1 Acres), 002-0714-2442-000 (32.7 Acres) and 002-0714-2443-000 (24.2 Acres) in **Jefferson County Dog Park**, Town of Aztalan; PIN 006-0716-1122-002 (0.812 Acres) in **Joy Park**, Town of Concord; PIN 012-0816-2342-000 (45 Acres) in **Kanow Park**, Town of Ixonia; PINs 018-0713-1523-000 (51.493 Acres) and 018-0713-1531-000 (37.564 Acres) in **Korth**

Park, Town of Lake Mills; PIN 014-0615-0211-002 (9.2 Acres) in **Pohlmann Park**, Town of Jefferson; PIN 018-0713-0233-000 (18.626 Acres) and 018-0713-0233-027 (4.282 Acres) in **Rock Lake Park**, Town of Lake Mills; and PIN 002-0714-1332-001 (4.24 Acres) in **Rock River Park**, Town of Aztalan. These sites are the current County parks, and are owned by Jefferson County.

Klotz stated that the parcels to be rezoned are as published. Klotz explained the petition and the purpose of the rezoning of the parks.

CONDITIONAL USE PERMIT APPLICATIONS

CU1716-12- Thomas & Debra Kopps: Conditional use to allow an extensive on-site storage structure of 1280 square feet, 18 feet in height in a Residential R-2 zone at **W5977 Lieberman Road**. The site is part of PIN 016-0514-1531-001 (0.92 Acre) in the Town of Koshkonong.

Petitioner: Thomas Kopps W5977 Lieberman Road: Kopps would like to build the storage building for his personal camper, lawn mowers, etc. Kopps stated that this is for personal storage only. He stated that his neighbor had no objection to the petition.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town of Koshkonong was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department.

CU1717-12 – Chad Londre for Rubidell Resort Condo Association Inc.: Conditional use to allow a residence in the Business zone at **W6940 Rubidell Road**. The site is on PIN 020-0814-1811-001 (14.2 Acres) in the Town of Milford.

Petitioner: Joe O' Hara, Board of Director for Rubidell Resort – O'Hara stated that they would like to convert the third floor of the restaurant into a residence for use of a care taker. O'Hara stated that no one is currently living above the restaurant and have called the fire department to inspect the property. The fire department advised them on what would be needed to be modified the structure to meet fire codes.

Favor: None

Opposed: There were two e-mails of objections for the proposal. Klotz read the objections into the record. Klotz asked the petitioner if they plan to comply with all state licensing requirement which they responded they would.

Questions from the Committee: None

Town Response: The Town of Milford was in favor of the petition which was read into the record by Klotz.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department.

CU1718-12 – Norman Stanley/Stanley Real Estate LLC Property: Conditional use to permit fuel sales for recreational vehicles at **W8639 Kuehn Road** in the Town of Sumner. The site is part of PIN 028-0513-1642-001 (0.499 Acres) and is in an A-2 Agricultural/Rural Business zone.

Petitioner: Norm Stanley N2150 Danielson Rd. Edgerton Town of Sumner – Stanley explains that there is no gas along Lake Koshkonong and along the snowmobile trails. He thought it would be good to bring gas to the lake.

Stanley rebuttal to the e-mail by stating that he knows he is not going to have an underground tank but would have an above ground tank meeting all DNR standards. He stated that if the area get's flooded he would move the tank to higher ground.

Favor: None

Opposed: Klotz read Len and Kathy Kalvaitis e-mail into the record.

Questions from the Committee: None

Town Response: The Town of Milford was in favor of the petition which was read into the record by Klotz

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department. Klotz informed Stanley that he needed to contact DSPS and DNR. Klotz stated that Stanley does need to meet all Jefferson County Floodplain regulations and referred him to page 29-30 of that ordinance.

7. Adjourn

Motion made by Reese, seconded by Jaeckel to adjourn the meeting at 7:45 pm.

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.