

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Richard Jones; Lloyd Zastrow

1. Call to Order

Meeting was called to order @ 7:00 p.m. by Steve Nass, Chair.

2. Roll Call

Members present: Richard Jones, Lloyd Zastrow, Steve Nass, & Don Reese
Greg David arrived @ 7:02 p.m.

3. Certification of Compliance With Open Meetings Law Requirements

Rob Klotz confirmed compliance with the open meeting laws.

4. Review of Agenda

There were no changes to the agenda.

5. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 20, 2009, 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-2, AGRI-BUSINESS

3423A-09 & CU1590-09 – Rodney & Kathleen Zuerner: Rezone approximately 1.662 acre of PIN 024-0516-3634-001 (10 Acres) with conditional use for a landscaping business at **W384 Young Rd** in the Town of Palmyra.

Rodney Zuerner presented his petition. There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the Committee.

Rob Klotz read into the record a response from the town of no objection which was in the file. Rob also gave staff report.

MODIFICATION OF EXISTING A-3 ZONE

3424A-09 – Nathaniel Besch: Modify Zoning Amendment 3003A-05 to combine the two previously approved A-3 lots. The site is at **N2740 Willing Rd** in the Town of Hebron, on PINs 010-0615-3114-014 (5.12 Acres) and 010-0615-3114-013 (2.05 Acres).

Nathaniel Besch presented his petition. There were no questions or comments in favor. Dennis McAllister had no problems with combining the lots, but had concerns about the number of animal units.

Steve Nass questioned the type of building he was going to build. Rob Klotz read into the record a response from the town of no objection. Rob gave staff report.

REVOCATION OF CONDITIONAL USE PERMIT

CU1591-09 – Jefferson County Zoning: Action to revoke and/or rescind Conditional Use CU1019-00 issued to Marlene Lill, which allowed up to 17 dogs at **W749 USH 18** in the Town of Sullivan. The property is zoned A-2, Agribusiness, PIN 026-0616-0221-002 (6.2 Acres)

Scott Scheibel, Assistant Corporation Counsel, made comments. Michelle Staff from the Zoning Department explained the complaints from the Sheriff's Department by Deputy Hogan, and her observations made on the site inspection. Deputy Lori Hogan explained complaints she received, observations made on inspection(s), vet care, food provided to the dogs, and the health of the dogs. There were also breeding problems and dogs were seized. Scott Scheibel noted that Mrs. Lill received all the information from the file and complaints.

Mrs. Lill explained her objections and stated that at one time, she had approximately 60 dogs. There was nothing in the file from the town. Steve Nass questioned Mrs. Lill on being over the number of dogs allowed. Staff report was given by Rob Klotz. Rob also questioned the petitioner on the number of dogs as well as the disposition of wastes, and questioned Michelle on the number of violations.

CONDITIONAL USE PERMIT APPLICATIONS

CU1592-09 – Barbara Pitzner Simdon: Conditional use to allow modification of previously approved CU1294-04 and CU1294-07M in order to enlarge the building used for a kennel operation. The site is at **N4936 Popp Rd** in the Town of Aztalan, on PIN 002-0714-3433-000 (2.812 Acres) in an A-1, Agricultural zone.

Dave Pitzner presented the petition on behalf of Barbara Pitzner Simdon. There were no questions or comments in favor or opposition of this petition. There were no questions or comments from the Committee. Dave Kuhl from the town stated this was approved by the Plan Commission and Town Board.

Rob Klotz gave staff report.

CU1593-09 – Lori A Dewyer & Cherie Miller/Eugene & Jane McCulloch Property: Conditional use to allow up to 6 dogs at **W5445 STH 106** in the Town of Koshkonong, on PIN 016-0614-3543-003 (1.54 Acres) in an A-1, Agricultural zone.

Lori Dewyer presented her petition. There were no questions or comments in favor or opposition of this petition. Richard Jones questioned the petitioner on the fencing observed at site inspection.

John Debreiner, Supervisor for the Town of Koshkonong, stated the Plan Commission & the Town Board approved the petition with the condition that the petitioner obtain a kennel license from the town.

Rob Klotz gave staff report. He also explained publication and legal requirements. (Petitioner wants 12 dogs; it was published for 6 dogs).

6. Adjourn

Motion was made by Don Reese, seconded by Greg David, motion carried 5-0 to adjourn at 7:48 p.m.

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.