

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: April 16, 2015

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

Meeting called to order @ 7:00 p.m. by Nass

2. Roll Call

Members present: Reese, Jaeckel, David, Nass, Rinard

Members absent: --

Staff: Michelle Staff, Laurie Miller

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified

4. Review of Agenda

Staff noted that the Highway Department petition was withdrawn.

5. Explanation of Process by Committee Chair

6. Public Hearing

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 16, 2015, 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-3, RURAL RESIDENTIAL

R3798A-15 – Cindy Krull-Begeman: Rezone to create two, 1-acre building sites and a 1.13-acre building site on **Mansfield Road** in the Town of Aztalan from part of PIN 002-0714-3021-000 (40 Acres).

Cindy Krull-Begeman presented her petition. There were no questions or comments in favor or opposition of the petition. There were no Committee questions. There was a town response in the file which was read into the record by Staff and was approved.

Staff report was given by Staff. She explained the soils and slopes on the property, and asked the petitioner why they were asking for three lots. The petitioner stated that she had a neighbor interested, and that it was pasture land.

R3799A-15 – William & Kathleen Olszewski: Create a 4.7-acre farm consolidation lot at **W5743 Olszewski Lane** in the Town of Aztalan on PIN 002-0714-1041-000 (30.28 Acres).

William Olszewski presented his petition. There were no questions or comments in favor or opposition of the petition. There were no Committee questions. There was a town response in the file approving this petition, which was read into the record by Staff.

Staff gave staff report. Staff asked the petitioner how old the house was. The petitioner stated his dad purchased it in 1950-- it was older than 1975. Staff explained the soils on the property. Staff asked the petitioner why he was asking for this sized parcel. The petitioner explained the layout of the lot and what was being incorporated into the lot.

R3800A-15 – Michael R Wells/Raymond J & Lucille M Wells Trust: Rezone 2.7 acres around the home and buildings at **N7538 Wells Lane** in the Town of Waterloo on PIN 030-0813-1334-000 (38.662 Acres).

Michael Wells presented his petition. There were no questions or comments in favor or opposition of the petition. There were no questions from the Committee. There was a town response in the file approving this petition which was read into the record by Staff.

Staff gave staff report, and explained the soils on the property. She asked the petitioner the age of the residence. The petitioner stated that it was over 100 years old. Staff also questioned if the septic was on the proposed lot. The petitioner stated yes. Staff commented on the survey. The petitioner explained.

R3801A-15 – Timothy Strobel: Create a 2.2-acre farm consolidation lot at **N8482 County Road X** in the Town of Watertown from part of PIN 032-0815-2222-000 (38.67 Acres).

Timothy Strobel presented his petition. There were no questions or comments in favor or opposition of the petition. There were no questions from the Committee. There was a town response in the file approving this petition, and was read into the record by Staff.

Staff explained lots available and that there were no previous splits. Staff noted that it looked like there was a fire. The petitioner stated yes. Staff asked if the house was built before 1975. The petitioner stated yes. Staff explained the soils on the lot, and asked the petitioner about a field access. The petitioner stated that he did not have approval currently, but the Highway Department had the paperwork, and would not approve a new access until this lot was approved.

R3802A-15 – John Turner/Don & Catherine Turner Property: Create a 1-acre building site from part of PIN 032-0815-1912-001 (36.6 Acres) on **Kasten Lane** in the Town of Watertown.

John Turner presented the petition. There were no questions or comments in favor or opposition of the petition. There were no questions from the Committee. There was a town response in the file of approval for this petition, and was read into the record by Staff.

Staff report was given by Staff. She explained the soils on the lot, and asked the petitioner about this location for the lot. The petitioner explained that this was the only place they could get access to the road.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R3803A-15 & CU1821-15 - Jefferson County Highway Dept./Joanne Dyskow

Property: Rezone a part of PIN 026-0616-3133-001 (10.262 Acres) with conditional use for salt storage near **W2492 State Rd 106** in the Town of Sullivan.

This petition was withdrawn until May 21, 2015.

CONDITIONAL USE PERMIT APPLICATIONS

CU1817-15 – Kyle Webb: Allow a conditional home occupation at **N5271 County Road P** in the Town of Concord for auto body restoration, rust and collision repair on PIN 006-0716-3122-002 (3 Acres). The property is zoned A-3, Agricultural and Rural Residential.

Kyle Webb presented his petition. He stated he would be using the existing building, and further explained his business operation.

There were no questions or comments in favor or opposition of the petition. Nass asked the petitioner how many cars would be stored outside. The petitioner stated that he hoped to have 1 or 2. He further explained. There was a decision from the town in the file in favor of this petition which was read into the record by Staff.

Staff questioned the petitioner on the hours of operation. The petitioner stated it would be 8:00-5:30. Staff asked the petitioner if there is a sign proposed. The petitioner stated that he would like a sign, and explained. Staff asked the petitioner if there would be any running water in the building. The petitioner stated there were no facilities in the building, and that he would have to use the house. Staff explained the requirements should he propose a bathroom in the building. The petitioner and Staff had a brief discussion on a possible septic. Staff noted that, based on the Highway Department's response, that they would prefer one access. The petitioner explained. Staff suggested that the petitioner talk to the Highway Department, and asked for confirmation on the number of cars. The petitioner explained.

CU1818-15 – Michael Dittmann: Conditional use to allow a garage addition resulting in an extensive on-site storage structure in the R-2 zone at **N7195 County Road Y**. The site is on PIN 008-0714-0114-009 (1.042 Acres) in the Town of Farmington.

Michael Dittmann presented the petition. He stated the addition was for cold storage.

There were questions or comments in favor or opposition of the petition. There were no questions from the Committee. There was a town response in the file in favor of this petition which was read into the record by Staff.

Staff confirmed with the petitioner the square footage of the existing structure and what was being proposed. The petitioner stated that was correct. Staff questioned the height of the building. The petitioner explained. Staff questioned the use of the structure. The petitioner explained. Staff asked the petitioner if there was business use or water. The petitioner stated no.

CU1819-15 – Jaye Haberman/Suzanne B Chadwick Trust Property: Conditional use to sanction multiple dwelling units in a Community zone at **W6393 County Road A** in the Town of Milford on PIN 020-0714-0431-010 (1.12 Acres).

Jaye Haberman presented this petition. There were no questions or comments in favor or opposition of the petition. There were no questions from the Committee. There was a town response in the file which was read into the record by Staff approving this petition.

Staff explained the property background, and noted that the Board of Adjustment had denied the request to split the property. In the past, the Planning and Zoning Committee approved a duplex. Staff also noted that the proposed condo documents were in the file.

CU1820-15 – William & Vicki Gridley: Allow modification of an extensive on-site storage structure in an R-2 zone at **N2885 County Road Z.** The site is on PIN 026-0616-3611-000 (2.253 Acres) in the Town of Sullivan.

Lee Gridley presented this petition. He stated they run a business, and they use this address for the business, but that they store the files there only.

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

Staff questioned the addition being a second story. The petitioner stated yes, the footprint will not change. She also asked for the hours of operation, 8-5:00, Monday through Friday. The petitioner explained those are the general business operation hours, this is for storage. Staff asked the petitioner if there would be any water service. The petitioner stated no.

Reese made motion, seconded by David, motion carried 5-0 to adjourn @ 7:33 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.

A recording of the meeting will be available from the Zoning Department upon request.



Secretary

Date