

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, October 15, 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

The meeting was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

Committee members in attendance at 7:00 were Jaeckel, David, Nass, and Reese. Rinard was absent. Zoning staff present included Michelle Staff and Rob Klotz.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with the open meetings law requirements.

4. Approval of Agenda

There were no changes proposed to the agenda.

5. Explanation of Process by Committee Chair

Chairman Nass explained the process of the public hearing.

6. Public Hearing

Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 15, 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 RESIDENTIAL R-1 TO B, BUSINESS

R3852A-15 & CU1852-15 – Town of Sullivan: Rezone PIN 026-0616-1731-053 (0.236 Acre) with conditional use for public and semi-public use to bring the existing fire station property at **W1904 West Main St**, Town of Sullivan, into conformance.

Petitioner: John Kannard represented the Town of Sullivan. They are adding a building for storage and would like to rezone. 1960 Rome Fire Chief Paul was present. The height of the proposed structure is 18 feet. Kannard answered that the well would stay but the siren would be moved.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: David asked what will happen to the well in front.

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3853A-15 & CU1853-15 – ADL Properties LLC: Rezone 15.1 acres of PIN 010-0615-3622-000 (40 Acres) with conditional use for a commercial stable at **N2895 Cushman Rd** in the Town of Hebron.

Petitioner: Loren Lindl represented ADL properties: He explained that the property was always used as a stable and the new potential buyers would like to continue stabling horses. All of the buildings would be on this property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3842A-15 – Clayton Morrison: Create a 1-acre building site from PIN 002-0714-3422-002 (15 Acres) near **W6083 Riess Rd** in the Town of Aztalan.

Petitioner: Jane Morrison, W6083 Riess Rd – It is a 15 acre parcel and they would like to section off a one-acre parcel for their daughter. She acknowledged this would be her last lot for the parcel of record.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3833A-15 – Jeff & Sandy Leverenz: Rezone 2 acres around the home at **W346 Concord Center Dr** from PIN 006-0716-1334-000 (22.252 Acres) in the Town of Concord.

Petitioner: Jeff Leverenz, W346 Concord Center Dr. – They would like to split off the existing residence and keep the remainder as farmland.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3834A-15 – Jeff & Sandy Leverenz/Saddle Wish Farm Property: Create a 2-acre and a 1.5-acre building site as well as a 5-acre farm consolidation lot at **W158 Concord Center Dr**, all from PINs 006-0716-1344-002 (1 Acre) and 006-0716-1343-000 (50.668 Acres) in the Town of Concord.

Petitioner: Jeff Leverenz, W346 Concord Center Drive – They would like to split off the residence and have two more lots for new residences. Leverenz explained the reason for the design was to cluster with the homestead located across the road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner about clustering for one of the lots.

R3843A-15 – Scott & Shari Sukow: Rezone 1.65 acres of PIN 008-0715-1313-000 (32.45 Acres) with the home at **N6349 County Road P** in the Town of Farmington.

Petitioner: Scott Sukow, N6349 County Road P: They would like to sell the residence away from the agricultural lands.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3844A-15 – Rex & Teresa Nienow/Terrapin Properties LLC: Create a 1-acre building site from PIN 012-0816-1323-000 (29.601 Acres) in the Town of Ixonia along **Genz Rd**.

Petitioner: Teresa & Rex Nienow, 4816 Village Court, Nashota WI – They would like to rezone a parcel to build a new house. Because of the 45 mph speed limit of the road they could only get access from this location so that is why they have a jog in the lot. She acknowledged this would be her last lot for the parcel of record.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3845A-15 – Kutz Farms LLC: Rezone 2.3 acres around the buildings at **N3258 County Road N** and create a new 2-acre building site on **E Pleasant Hill Rd**, both from PIN 014-0614-2522-000 (35 Acres) in the Town of Jefferson.

Petitioner: Dennis Kutz, N2792 Curtis Mill Road. They bought this land and would like to split off the residence, and since they are splitting off they are creating the new lot as well. Kutz stated that there is access off of Pleasant Hill Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3846A-15 – Roger & Sandra Anderson: Create a 1.5-acre lot around the home at **W6658 Sunset Ln** and a 2-acre vacant building site on **Grogan Rd**, both from PIN 016-0514-3213-001 (9.259 Acres) in the Town of Koshkonong.

Petitioner: Roger Anderson, W6658 Sunset Lane – They would like to break off 1.5 acres with the existing home and then another 2 acres for a new lot. He explained the reasons for a new lot was for them to build a new residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3847A-15 – Dan & Toni Zastrow: Rezone 1.845 acres around the home and shop at **N5307 Mud Lake Rd** on PIN 018-0713-2533-000 (40 Acres) in the Town of Lake Mills.

Petitioner: Dan Zastrow, N5307 Mud Lake Road – They would like to rezone around an existing residence. The small shed was removed. Zastrow explained that there is access on the curve on Mud Lake Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3848A-15 – Judith Gehler: Create a 3-acre lot at **W7412 Island Rd** in the Town of Waterloo from PIN 030-0813-1213-001 (17.41 Acres).

Petitioner: Judith Gehler, W305 Crestview Dr., Waterloo, WI – Gehler explained why she would like to split off the existing house and buildings.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3849A-15 – Denis Sorenson: Create a 2-acre building site **across from N7927 Newville Rd** in the Town of Waterloo from part of PIN 030-0813-2913-000 (39.5 Acres).

Petitioner: Denis Sorenson, N9172 Klug Lane, Waterloo, WI – They would like to create a new residential site and he explained why he would like the house in this location. He stated that 6 buildings were already removed. The barn will be used for livestock and he will be getting a permit for the repair.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3850A-15 & R3851A-15 – Jerome A Karrels Trust, Shirley Howard Karrels Trust & John & Lisa Schwaller: Rezone PIN 010-0615-3634-003 (2.031 Acres) owned by the Schwallers and 3 acres of PIN 010-0615-3634-000 (33.089 Acres) owned by the Karrels Trust to create one 5-acre A-3 lot. Rezone an additional 2.1 acres of PIN 010-0615-3634-000 to create a Natural Resource zone adjacent to the A-3 lot. The site is at **W2744 State Road 106** in the Town of Hebron.

Petitioner: John Schwaller, W2744 State Road 106 – They would like to have the 5 acres east of their residence. Schwaller stated the driveway was moved when they re-did the highway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1854-15 – Dick Heckel/Robert & Catherine Muchka Property: Conditional use to allow a business service/new boat & motor rigging facility and boat storage in a Community zone on **County Road B**. The site is in the Town of Concord on PIN 006-0716-1641-003 (6.003 Acres).

Petitioner: Pete Gross, N5921 Jefferson Road – The lot is going to be purchased by the Boathouse. Gross said that the boats will be stored there and no retail sales will occur at this property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Soil test shows location where buildings were located.

CU1855-15 – Troy & Terry Letts: Conditional use to allow an extensive on-site storage structure in a Community zone at **N8246 Pipersville Rd**, Town of Ixonia, on PIN 012-0816-1931-021 (0.907 Acre).

Petitioner: Troy Letts, N8246 Pipersville Road – They would like to build a garage and extend the height to 18 feet and the square footage to 1152. They are building an indoor basketball court. The lighthouse will be removed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1856-15 – Thomas Reblin: Conditional use to allow a repair shop/auto storage and restoration at **W1282 Marietta Ave** in the Town of Ixonia on PIN 012-0816-2232-022 (0.53 Acre) in a Community zone.

Petitioner: Thomas Reblin, N27 W27338 Woodland Drive, Pewaukee WI – He would like the plumbing shop to be changed for personal antique restoration. Some gravel will be put into the side of the building; they will store two unlicensed vehicles. There may be more licensed cars stored outside the building.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1857-15 – David Rasmussen: Conditional use for a kennel housing up to eight dogs in an A-1 Agricultural zone at **N3930 Betschler Rd.** The site is on PIN 014-0615-1324-000 (33.267 Acres) in the Town of Jefferson.

Petitioner: David Rasmussen, N3930 Betschler Road – Rasmussen explained the reason for multiple dogs on the property. He only has 5 dogs but asked for 8 because he may pick up strays. Cattle dogs are outside in the shed and the others are in the house.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1858-15 – Todd & Catherine Lueder: Conditional use for a home occupation/electrical business in an A-T, Agricultural Transition zone at **N1204 Poeppel Rd,** Town of Koshkonong, on PIN 016-0514-2121-003 (1.427 Acres).

Petitioner: Catherine Lueder, N1204 Poeppel Road. – Lueder explained the business and stated that this is only for storage of the van and equipment. She stated that no customers will come to the site.

Todd Lueder stated that he does have a van and there is no outside storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

Motion by Reese, seconded by David at 7:54 pm to adjourn the public hearing. Motion carried on a voice vote with no objection.


Don Reese, Secretary