

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, March 17, 2016

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 Vice-Chair David at 7 p.m.
2. **Roll Call**
Committee members present included David, Reese, Rinard and Jaeckel. Nass was absent and excused. Also present were Rob Klotz and Deb Magritz from the Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being in compliance with open meetings law requirements.
4. **Approval of Agenda**
No changes were proposed to the agenda.
5. **Explanation of Public Hearing Process by Committee Chair**
David explained.
6. **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, March 17, 2016, 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

R3869A-16 – James Schroedl: Create a 3-acre lot around the existing home at **N4895 County Road Y** in the Towns of Aztalan, Farmington and Jefferson from PINs 002-0714-3644-000 (39.144 Acres), 008-0715-3133-001 (0.12 Acre), 014-0614-0111-000 (26.66 Acre) and 014-0615-0622-002 (1 Acre) owned by the James & Susan Schroedl Trust, and 008-0715-3133-000 (14.836 Acres) owned by the Raymond & Cheryl Rupprecht Trust.

Petitioner: James Schroedl of W4719 F&J Townline Road spoke for the petition. He said his son would like to buy the proposed 3-acre parcel.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Jefferson approved 2/1/16, Town of Farmington approved 1/11/16. Both responses are in the petition file.

Staff Report: Given by Rob Klotz and now in the petition file. Klotz asked the petitioner why they want to include the cropland beyond the building area. Schroedl responded that his son may want to build a shop there.

Ray Rupprecht of 1277 North Main Street spoke up to say that he doesn't want to rezone his entire 14-acre parcel. Klotz explained that this was understood.

R3870A-16 – Kurt Reed: Create a 1-acre lot on **Schwemmer Lane** in the Town of Koshkonong from part of PIN 016-0514-1844-001 (47.166 Acres).

Petitioner: Kurt Reed of W6225 Apple Lane spoke. He noted that last year they had rezoned the old farmstead and restored some of the farmland to prairie. Now they are asking for a new building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Koshkonong approved 2/10/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the petition file. Klotz asked the petitioner why he oriented the lot perpendicular to the lot lot instead of parallel to it, and the petitioner replied that it was how his wife told him it should be.

R3871A-16 – Robin Schroepfer: Rezone to create a 1-acre building site at **N8287 County Road Y** from part of PIN 032-0815-1941-002 (22.3 Acres) in the Town of Watertown.

Petitioner: Rob Schroepfer of N9394 Beulah Park Road, East Troy, spoke for the petition, saying that they want to rezone from A-1 to A-3 to build a home.

Comments in Favor: Mr. Schultz of N8323 County Road Y was in favor.

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Watertown approved on 2/8/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the Zoning file. Klotz noted, among other things, the need for extraterritorial plat review and airport protection zone approval.

CONDITIONAL USE PERMIT APPLICATIONS

CU1869-16 – Eric & Tricia Wiesneth: Conditional use for a duplex at **N6170 Grey Fox Trail** in the Town of Concord on PIN 006-0716-1534-005 (3.63 Acres). The property is zoned Residential R-2.

Petitioner: Eric Wiesneth of N6170 Grey Fox Trail would like to put an addition onto his house for a mother-in-law suite.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Concord approved on 2/8/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the Zoning file. Klotz noted that the private on-site waste treatment system is sized for 3 bedrooms and asked how many bedrooms would be the end result of this proposal. Wiesneth reported that there would be four bedrooms-he is willing to sign an affidavit to that effect.

CU1870 –16 – Eric & Tricia Wiesneth: Conditional use to allow an extensive on-site storage structure at **N6170 Grey Fox Trail** in the Town of Concord on PIN 006-0716-1534-005 (3.63 Acres). The property is zoned Residential R-2.

Petitioner: Eric Wiesneth, N6170 Grey Fox Trail spoke. The reason he is asking for 16-foot height was to give the building the proper pitch to make it look something like the house.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Concord approved on 2/8/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the Zoning file. Klotz asked about placement of the structure in relation to the floodplain. In response, Wiesneth explained the proposed location and need for fill.

CU1871-16 – William Stroupe Trust: Allow a home occupation/insurance office at **W7462 County Road C** in the Town of Oakland on PIN 022-0613-3612-000 (29.9 Acres) in an A-1 Agricultural zone.

Petitioner: William Stroupe, W7462 County Road C spoke. He moved his insurance office out of his house to a 34' X 24' area in a detached structure. He replaced some windows and a door, but there were no other structural changes. There is no bathroom.

Comments in Favor: None

Comments Opposed: Judy Leikness of W6031 Star School Road voiced her opposition. She was concerned, among other things, that there was no ADA entrance, no commercial plans approval, no permits obtained and no inspections completed.

Questions from the Committee: None

Town Response: Town of Oakland approved on 2/17/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the Zoning file.

CU1872-16 – Jacqueline A Weber & Julie K West: Conditional use to allow greater cutting than is allowed within the 35-foot shoreland buffer at **W9259 Ripley Road** in the Town of Oakland. The site is on PIN 022-0613-0822-044 (0.632 Acres) and is zoned Residential R-1.

Petitioner: Jacqueline Weber of W9259 Ripley Road spoke for the petition. The owners hired McKay Nursery to design a landscape including replacement to the deteriorating retaining wall, stairs and walkway.

Comments in Favor: Paul Haffley ,McKay Nursery landscape designer was hired by the owners. They are using native species and working to make the walkways, stairs and wall more user-friendly.

Comments Opposed: None

Questions from the Committee: Rinard asked if some of this cutting has already been done, and when, to which Weber replied yes-she's weed-wacked some vegetation, and some dead trees were removed last summer.

Town Response: Town of Oakland approved on 2/17/16; their response is in the file.

Staff Report: Given by Rob Klotz and now in the Zoning file.

Motion by Reese, seconded by Jaeckel, at 7:36 p.m. to adjourn the meeting. Motion carried on a voice vote with no objection.

A handwritten signature in cursive script that reads "Don Reese". The signature is written in black ink and is positioned above the printed name of the signatory.

Don Reese, Secretary

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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.

Further information about Zoning can be found at www.jeffersoncountywi.gov

