

NOTICE OF PUBLIC HEARING

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE **Thursday, June 16, 2011**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Rouu

- 1. Call to Order**
The public hearing was called to order by Chairman Nass at 7 p.m
- 2. Roll Call**
All committee members were present with the exception of Greg David, who was excused. Rob Klotz and Michelle Staff from the Zoning Department were also in attendance.
- 3. Certification of Compliance With Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes were proposed.
- 5. Public Hearing**
Nass explained the proceedings to follow. Klotz read aloud:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 16, 2011, 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, RURAL RESIDENTIAL

3527A-11 – Dan & Lacy Jablonski/Darlene Holz Trust: Rezone 1.125 acres on **Genz Road** in the Town of Ixonia to create a building site from part of PIN 012-0816-1411-000 (37.25 Acres).

Petitioner:

Lacy Jablonski, N9375 North Rd., Watertown, WI. They would like to rezone a lot to build a new house.

Favor:

None

Opposed:

None

Town:

Yellow sheet in the file with no objection.

Staff Report: Klotz gave staff report.

3528A-11 – Robyn Saxe/Ralph A Stendel Trust Property: Create a new 6-acre building site on **CTH E** from part of PIN 012-0816-2932-001 (17.7409 Acres) in the Town of Ixonia.

Petitioner:

Robyn Saxe, W329 S9926 Beulah Rd., Mukwonago, WI. Ms. Saxe would like to split off 6 acres for a new building site. She would like a longer driveway due to the lot being on CTH E which has a 55 speed limit.

Favor:

None

Opposed:

None

Committee:

Rouo asked the petitioner the reason why she would like the lot to be 6 acres.

Town:

Yellow sheet in the file with no objection from the Town of Ixonia.

Staff Report: Klotz gave staff report.

**FROM AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL AND N,
NATURAL RESOURCE**

3529A-11 & 3530A-11 – Marsha Parker: Create a 3-acre building site on **Lundt Road** and an adjoining 5.8-acre Natural Resource zone. Both sites are part of PIN 026-0616-2722-000 (36 Acres) in the Town of Sullivan.

Petitioner:

Marsha Parker, N3163 Lundt Rd., Helenville, WI. Ms. Parker would like to create a building site. This area of the property is currently being used for hunting and has wetland adjacent to it.

Favor:

None

Opposed:

None

Town:

No response from the Town. Klotz indicated if the County didn't receive the paperwork by Monday that the Committee can't take any action on this petition.

Staff Report: Klotz gave staff report.

CONDITIONAL USE PERMIT APPLICATIONS

CU1661-11 – Rubidell Resort Condominium Association: Conditional use to allow a 14-site campground expansion on part of PINs 020-0814-0833-001 (10 Acres) and 020-0814-0744-000 (16.281 Acres). The property is at **W6940 Rubidell Road** in the Town of Milford, in an A-2, Agribusiness zone.

Petitioner:

Jason Preinfalk, W6940 Rubidell Rd., the general manager of Rubidell. The purpose for this conditional use is to expand overnight and seasonal sites. These new sites would be daily, monthly or yearly. They would have new water, gravel, etc. He referenced the letter in the file detailing the improvements of the sites.

Preinfalk stated that Tim Anderson has inspected the house to license as a tourist rooming house. The house has been a rental in the past but now it will be a weekly rental.

Favor:

None

Opposed:

None

Town:

Yellow sheet in the file with no objection.

Staff Report: Klotz gave staff report. Klotz explained that the roadway must be 33 feet. They must designate each site to 2,000 ft. Klotz explained all regulations for campgrounds. Klotz asked the petitioner if the house is currently being used as a tourist rooming house.

CU1662-11 – Scott Nelson: Sanction the use of the home at **W9509 Skogen Road** in the Town of Oakland for duplex use. The property is on PIN 022-0613-0721-043 (0.538 Acre) in a Residential R-1 zone.

Petitioner:

Scott Nelson, W9509 Skogen Road. Mr. Nelson would like to ask for a roommate.

Favor:

None

Opposed:

None

Committee:

None

Town:

Yellow sheet in the file with no objection.

Staff Report: Klotz gave staff report. The house is on public sewer.

6. Adjourn

Motion by Reese/Rinard to adjourn at 7:45 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary