

**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:** August 15, 2013

**TIME:** 7:00 p.m.

**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Vice Chair Greg David at 7:00 pm.

**2. Roll Call**

Members present were David, Reese, Rinard and Jaeckel. Member absent at time of roll call was Nass.

**3. Certification of Compliance With Open Meetings Law Requirements**

Klotz and Reese verified that the meeting was being held in compliance with the open meeting law.

**4. Review of Agenda**

No changes to the agenda.

**5. Explanation of Process by Committee Chair**

David explained the public hearing process to the audience.

**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, August 15, 2013, 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. 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 AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL  
RESIDENTIAL**

**R3664A-13 – Donald & Bonnie Lott:** Rezone to create a 6-acre building site from part of PIN 006-0716-1914-000 (93.4 Acres), on **Hillside Drive** in the Town of Concord.

**Petitioner:** Donald Lott, N5983 Hillside Drive was present. Lott stated that he would like to combine his three non-prime lots into one 6-acre lot and sell an additional 35 acres with the lot. Lott did not give a rebuttal for the two speaking against the petition.

**Comments in Favor:** None

**Comments Opposed:** Klotz read into the record a letter from Kenneth & Carol Jaeck at N6031 Hillside Road. They are concerned about the proposed driveway location encompassing their property.

Gordon Price, N5901 Hillside Road was present. He explained that the Jaecks couldn't be here and was also representing them. He stated that the Jaecks would like to have the driveway on the north side of their property and "swap" land on the south side with the Lotts. Klotz explained that this proposal was presented but the variance to accomplish this was denied. Again, Price expressed Jaecks' concern about a driveway encompassing their lot.

**Questions from the Committee:** None

**Town Response:** Klotz read Town response into the record. They had no objection.

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

**R3665A-13 – Robert Ross:** Rezone approximately 0.5 acre of PIN 022-0613-3621-000 (30.001 Acres) to add it to an adjoining A-3 zoned lot at **W7531 CTH C** in the Town of Oakland.

**Petitioner:** Robert Ross from 950 Dogwood Trail in Franklin Lakes, NJ was present. Ross stated that his brother currently lives at the residence at W7531 CTH C. Ross explained the history of the property and stated that it has been in his family since 1940. He explained that after the lot was divided a building was constructed along the lot line because the survey markers were destroyed while bringing in large amounts of fill; they were not present at the time of construction. They would like to change the lot line to have the shed be on the W7531 CTH C property.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read Town response into the record. They had no objection.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that a Zoning/Land Use permit was not found for the structure and would need a permit issued by the department.

Steve Nass arrives at 7:22 pm.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1748-13 – Jasen Wendt:** Conditional use to sanction an existing 1,200 square foot storage structure and allow a new 900 foot storage structure in a Residential R-2 zone at **N8894 River Road** in the Town of Watertown, on PIN 032-0815-1411-001 (3.26 Acres).

**Petitioner:** Jim Wendt from W2725 Rock River Paradise Rd. was present for the petitioner Jasen Wendt. Wendt explained that his son would like to replace an existing shed with a larger structure. Wendt stated that this is storage for only personal items and his son works for a construction company but currently does not have a garage. He stated that this will be for personal use only.

**Comments in Favor:** None

**Comments Opposed:** Diane Stanczak at N8878 River Rd stated that she was not in opposition to Wendt having a garage structure but had some concerns about the heating of the structure. She would not like to have the structure be heated by a wood burning stove and explained that she has medical conditions that would be affected by this type of heating.

Klotz explained that the County does not regulate wood burning stoves and any property owner could put one in at any time without permission from the County.

Patrick Stanczak at N8878 River Rd stated that he also has concerns about heating with a wood burning stove. In addition, he was concerned that this may turn into a business operation.

**Town Response:** Klotz read Town response into the record. They had no objection.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner the type of equipment that will be stored and the profession of the petitioner.

**CU1749-13 – Kathryn A. Dankert:** Conditional use to allow an extensive on-site storage structure in a Residential R-1 zone. The site is at **W1229 South Shore Drive** in the Town of Palmyra, on PIN 024-0516-2734-025 (0.796 Acre).

**Petitioner:** Mike Zariack at W1229 South Shore Drive who is representing Kathryn Dankert. They currently have a permit for a detached garage but would like to enlarge it by 10 feet to a total of 1060 square feet. He stated it would be used as garage storage.

**Comments in Favor:** None

**Comments Opposed:** None

**Town Response:** Larry Kau was present and stated that the Town of Palmyra did not have any objection to the petition.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that this structure could only be used for accessory residential storage.

**7. Adjourn**

Motion by Reese, seconded by Nass, to adjourn the public hearing at 7:34 p.m.

A handwritten signature in black ink that reads "Don Reese". The signature is written in a cursive style with a large initial "D" and "R".

Don Reese, Secretary

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.