

# **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

*Dale Weis, Chair; Don Carroll, Vice-Chair; Janet Sayre Hoeft, Secretary;  
Paul Hynek, First Alternate; Lloyd Zastrow, Second Alternate*

## **FOR ATTENDANCE AT THE PLANNING AND ZONING COMMITTEE MEETING**

There will be a quorum of the Zoning Board of Adjustment in attendance. No action will be taken, and no decisions will be made by the Board of Adjustment

## **AGENDA JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE DECISION MEETING**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:30 A.M. ON AUGUST 28, 2017**

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
- 6. Approval of July 24, August 11 and August 17 Committee Meeting Minutes**
- 7. Communications**  
Notice of Town of Waterloo Special Meeting to Reconsider Zoning Amendment R3996A-17 and CU1926-17 for Tim Esser
- 8. July Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. August Monthly Financial Report for Zoning – Matt Zangl**
- 10. Discussion and Possible Action on Authorization for Changes to CU1438-06 -WD Hoard & Sons/Hoards Dairyman Farm, According to Sec. 11.05(d)2h. of the Jefferson County Zoning Ordinance in Order to Maintain Compliance with the Siting Standards of ATCP51 Regarding a Manure Storage Structure**
- 11. Board of Adjustment Request to Meet with the Planning and Zoning Committee Regarding Potential Text Amendment to Modify the Frontage and Access Requirements for Proposed Natural Resource Zones**
- 12. Discussion and Possible Action on Munis Accounts and Fee Schedule Additions**
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on August 17, 2017:**

### **FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH CONDITIONAL USE**

**R3994A-17 & CU1924-17 – William Marty:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres).

**R3995A-17 & CU1925-17 – St Coletta of Wisconsin:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres).

**R3996A-17 & CU1926-17 – Tim Esser:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road**, PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

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

**R3997A-17 – Daniel & Nancy Last:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

**R3998A-17 – Neal Loeb:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres).

**R3999A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres).

**R4000A-17- Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington.

**R4001A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant building site on **Hillside Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington.

**R4002A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington.

#### NATURAL RESOURCE ZONE

**R4003A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington.

#### CONDITIONAL USE PERMIT APPLICATIONS

**CU1927-17 – Steven and Catherine Buckwinkler:** Conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1 zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner.

**CU1928-17 – Kevin Horack:** Conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres) and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

#### 14. Possible Future Agenda Items

#### 15. Upcoming Meeting Dates

September 8, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

September 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203

October 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

October 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 30, 8:30 a.m. - Decision Meeting in Courthouse Room 203

#### 16. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).

*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 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

*A digital recording of the meeting will be available in the Zoning Department upon request.*