

**MINUTES OF THE 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, September 18, 2014

**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 Chairman David at 7:00 pm.

**2. Roll Call**

Committee members in attendance were Reese, Jaeckel, David, Rinard and Nass. 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. Review of Agenda**

There were no changes proposed to the agenda.

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

Vice Chairman David explained the process of the public hearing.

**6. Public Hearing-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, September 18, 2014, 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-2, AGRICULTURAL &  
RURAL BUSINESS**

**R3748A-14 & CU1791-14 – Frederick Plautz:** Rezone 1.7 acres of PIN 008-0715-1011-000 (20.951 Acres) with conditional use to allow mini-warehousing on **Saucer Drive near W3315 Ranch Road** in the Town of Farmington.

**Petitioner:** Frederick Plautz spoke. He would like to separate off these buildings for the use of storage. In response to the neighbors concerns about the standing water, Mr. Plautz stated that there is water in the low areas a couple of weeks in the spring and then it is gone. Plautz stated that he would be in charge of the storage and that he would lock everything up. He stated the storage would be mostly boats, automobiles, etc. He stated that all storage would be inside and that no water service was proposed.

**Comments in Favor:** None

**Comments Opposed:** Raleigh Illgen, N6744 Saucer Road – Illgen asked if the petitioner was putting fill in the low area of the property.

Patricia Illgen, N6744 Saucer Road - She is concerned about break-ins in the area and stated that the petitioner is not at the farmhouse. In addition, she stated that this is a dead end road and they have been robbed.

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated there isn't any wetland or floodplain on the property so if the petitioner chooses to fill the property he could. Klotz explained that the County does not get involved with the security of the property.

Steve Nass arrived at 7:10 p.m. but Vice Chairman David continued to chair the meeting.

**FROM A-1, EXCLUSIVE AGRICULTURAL & A-3, AGRICULTURAL/RURAL  
RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R3749A-14 & CU1792-14 –Telfer Farms LLC and Gary & Mary Telfer Property:** Rezone to A-2 PIN 022-0613-2433-000 (31.78 Acres) owned by Telfer Farms LLC and currently zoned A-1, and PIN 022-0613-2432-001 (4.032 Acres) owned by Gary & Mary Telfer and currently zoned A-3, with conditional use for agricultural tourism, expanding uses allowed for Busy Barns Farm at **W7591 and W7675 USH 12** in the Town of Oakland.

**Petitioner:** Mary Telfer – They would like to keep on doing what they have been doing.

**Comments in Favor:** Shelia Everhart stated that she is a farmer in Rock County and is the Educational Director at Busy Barns. She commented on the impact of agriculture in Wisconsin and supports Busy Barns.

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the expansion of Busy Barns and then explained the history of the A-2 zone. Klotz read the proposal of the Telfers into the record and asked the Telfers to speak up if he missed anything. Klotz explained the separate food service and that it would need additional approvals from State or County agencies. Klotz asked the Telfers if they were selling only products grown at the farm. Mary stated that they may sell products from off the farm depending upon the supply and demand. Klotz stated that currently they are using porta potties and have a plan for restrooms in the future. Klotz read that the music would end at 11:00 p.m. and that all guest would be gone by midnight. Hours of operation are 24 hours daily, all year around.

Gary Telfer explained that they would have the boy scouts or other such type of organizations camping on the premises. They also stated that they have day camps on the farm. Mary Telfer explained that they have charity events.

Klotz asked the Telfers if he missed anything. Telfers did not add any additional information.

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

**R3750A-14 – Mark Redmond:** Rezone all of PIN 006-0716-3634-001 (4.028 Acres) in an attempt to sanction a previous non-compliant land transfer. The site is at **W326 USH 18** in the Town of Concord.

**Petitioner:** Mark Redmond, W326 USH 18 – Redmond stated that he purchased an additional three acres from the neighbor to add to his property. In response to Reese's comment on the outside storage, Redmond said that he would not be storing vehicles and would be removing them. Redmond stated that he went through an attorney and he didn't know there was a problem with the land transfer until he got our letter. He was upset that they were spreading human waste next to him and wanted an additional buffer.

**Comments in Favor:** None

**Comments Opposed:** None



**Questions from the Committee:** Reese asked about the cars that are parked on the property.

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that the land that was added was 3 acres in prime soils. Klotz explained that if the petitioner was approved the additional acreage, the surrounding lands may lose residential lots.

**R3751A-14 – David Christian/David & Karen Christian Family Farms LLC:** Create a 1.29-acre lot around the home at **N7261 Ceasar Road** in the Town of Farmington, on PIN 008-0715-0121-000 (51 Acres)

**Petitioner:** Tom Stade, 623 Dewey Ave. Jefferson, WI – They would like to split off the existing farmstead from the agricultural lands. Stade verified the age of the house and stated that the owners wanted to keep 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 now in the file.

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

**R3752A-14 – Andrew Mindemann/Mindemann Trust Property:** Rezone 2 acres of PIN 008-0715-1321-000 (28.382 Acres) for a new residential building site on **CTH B** in the Town of Farmington.

**Petitioner:** Andrew Mindemann, W143 Ruger Circle – He would like to build a residence on this property to move their operation to his farm. He stated that there is an existing driveway here and they could put in an exposed basement. They would also like to have a barn next to them.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the Mindemanns why they chose this location.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1793-14 – Jaye Haberman/ Suzanne B Chadwick Trust Property:** Conditional use to sanction a duplex at **W6385/W6393 CTH A** on PIN 020-0714-0431-010 (1.12 Acre). The property is in a Community zone in the Town of Milford.

**Petitioner:** Jaye Haberman, 855 Lake Street, Lake Mills – They would like to split the property. She stated that her brother would like to keep the duplex and they would sell the house. The duplex was converted in 2006 per Ms. Haberman. The duplex is two bedrooms up and two bedrooms down.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

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

**CU1794-14 – Diane & Mike Reindl/Diane Kretschmer Property:** Conditional use to be allowed horses in a Residential R-2 zone at **W7061 CTH A**. The site is in the Town of Milford on PIN 020-0714-0643-003 (3.207 Acres).

**CU1795-14 – Diane & Mike Reindl/Diane Kretschmer Property:** Conditional use for an extensive on-site storage structure in a Residential R-2 zone. The site is at **W7061 CTH A** in the Town of Milford, on PIN 020-0714-0643-003 (3.207 Acres).

**Petitioner:** Diane Kretschmer, W7061 CTH A - She has one horse and they want to build a storage building for storage of truck, trailer, ATV, boat, etc. and put two horse stalls in the shed. They would compost the manure and, with only one horse, it won't accumulate that much. She stated that the water would be used for the horses only.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked if there will be any business storage or bathrooms.

**CU1796-14 – Stephen W Zalec:** Conditional use for a conditional home occupation vehicle repair shop at **W8442 USH 18**. The site is in the Town of Oakland on PIN 022-0613-0333-004 (9.16 Acres) and is zoned A-1, Agricultural.

**Petitioner:** Steve Zalec, W8442 USH 18 – He would like to open a one-man shop. He is not proposing any other buildings. In response to Klotz's questions and concerns about the running water, Zalec stated that he would remove the sink from the outbuilding. He also stated that he has area behind the trees for parking.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that home occupation does allow outside storage. Klotz asked the petitioner if he had water service or any facilities in the building. The petitioner stated that there was a laundry tub to wash his hands.

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:50 pm. Motion passed on a voice vote with no objection.

  
Don Reese, Secretary

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