

**NOTICE 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:** June 18, 2015

**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 Chairman Nass at 7:00 p.m.

**2. Roll Call**

Committee members in attendance at 7:00 were Jaeckel, Nass, Reese and Rinard. Committee member not present was David. 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**

Chairman Nass explained the process of the public hearing.

**6. Public Hearing**

Klotz read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 18, 2015, 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, AGRICULTURAL/RURAL  
RESIDENTIAL**

**R3809A-15 – Charles & Doreen Renz:** Rezone to create a 4-ac building site near **N3838 County Road G** in the Town of Jefferson from part of PIN 014-0614-1832-000 (37.89 Acres).

**Petitioner:** Doreen Renz, N3838 CTH G, Fort Atkinson – They would like to create a new building site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass asked why they created a flag lot?

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained where the prime and non-prime soils were on the property.

**R3810A-15 – Lloyd & Daphne Holterman:** Create a 2.5-acre lot around the home at **N8615 County Road X** and a 2.2-acre lot around the home at **N8579 County Road X**, both in the Town of Watertown, from PINs 032-0815-1641-000 (39.32 Acres) and 032-0815-1644-000 (15 Acres).

**Petitioner:** Lloyd Holterman, W3855 Ebenezer Dr, Watertown – Holterman bought the property and would like to sell the residences off. Holterman explained the reason for the design on lot 1, stating that with the location of the septic and the field location, they just want to straighten the lot out. Holterman stated that they did go to the City of Watertown.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass asked the petitioner why they included cropland with the proposed lot.

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

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

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

**R3811A-15 & R3812A-15 – Albert & Anne Brown:** Rezone to create two, 2-acre building sites and a 2.4068-acre Natural Resource zone adjacent on **Branch Rd.** The property is part of PIN 012-0816-2422-002 (18.679 Acres) in the Town of Ixonia.

**Petitioner:** Anne Brown, N8407 Branch Road – Brown explained they would like to split the acreage in half and create two new building sites. Brown stated the natural resource

zone would be included with the adjacent lot. The petitioner explained the reason for the driveway locations and that it would be out of the steep slope along Branch Road.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass asked the petitioner about the driveway locations because of the steep slopes along Branch Road.

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

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

#### **FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-T, AGRICULTURAL TRANSITION**

**R3813A-15 – Gladys Vogel:** Rezone 8.2 acres for its inclusion with adjoining A-T zoned property at **W5051 US Highway 18** in the Town of Jefferson. The acreage is part of PIN 014-0614-1212-000 (37.826 Acres).

**Petitioner:** Gladys Vogel, W5042 US Highway 18, Jefferson – Vogel explained this was a golf driving range and they would like to put it back into farmland. Vogel stated she is ok with removing the CU for golf driving range.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

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

#### **CONDITIONAL USE PERMIT APPLICATIONS**

George Jaeckel abstained from the discussion for the Gallitz petition.

**CU1825-15 – Thomas & Kathy Gallitz:** Allow mineral extraction involving PINs 008-0715-1922-001 (25.63 Acres) and 008-0715-1833-000 (22.385 Acres) near **N6131 County Road Y**. The site is in the Town of Farmington and is zoned A-1, Agricultural.

**Petitioner:** Ben Brantmeier, N3018 Haas Rd, Jefferson – Brantmeier introduced the owner, Tom Gallitz and explained that Dale Weis has a land contact with Gallitz and that surveyor John Kannard was present. Brantmeier stated that this will not be a pit but will be taking off the side of the hill. The access would be at the northern end of the property where an existing driveway is present. He explained that this excavation would be taken in 5 phases with 5 acres excavated at a time and that it would be only for sand, no crushing or blasting. Brantmeier explained the reclamation plan involves creating ditches along the western part of the property by the creek and the final restoration for the site is a farm field. They are aware that excavation cannot go within 50 feet of the lot lines and they are in contact with the Highway Department about excavation within the right-of-way of County Road Y.

Gallitz stated the hours of operation would be M-F 7 am to 5 or 6 pm, and Saturday until 12:00 pm. He stated there is no “wetness” on the site and is seeking a 10-year permit.

**Comments in Favor:** Dale Weis, N4930 Probst Rd, Helenville -- Weis is in favor of the petition. He explained the steepness of the slope and that it would be flatter for future development. Weis stated that the existing driveway and access has been designed to current road standards. He stated that this location is ideal for a gravel pit because State Highway 26 is only a half a mile away, so the trucks will only be on the county highway for a short time.

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that there is correspondence from Land and Water Conservation, the Town and the Jefferson County Highway Department.

George Jaeckel abstained from the discussion concerning the Katzman Farms petition. A roll call vote was taken, with Reese, Nass, Jaeckel, and Rinard signifying attendance and with David absent.

**CU1826-15 – Katzman Farms, Inc:** Conditional use to allow expansion of an existing intensive ag operation for up to 4,766 animal units at **W3223 Hoffman Rd**. The site is in the Town of Hebron, on PINs 010-0515-1121-002 (6.647 Acres), 010-0515-1122-000 (47.52 Acres) and 010-0515-1123-000 (36 Acres) and is zoned A-1, Exclusive Agricultural.

**Petitioner:** Naomi Bernstein, Agricultural Engineer from Frontier-Servco presented the petitioner and the Katzman family was present. She explained the proposal to expand the farm to 4,766 animal units. Bernstein explained that this is phase 2 of the expansion which includes additional barns, new manure storage and leachate storage facility and

explained that the farm will have 311 days of manure storage. She stated the Katzmans do have a nutrient management plan, have received a WPDS permit, a DNR erosion control permit and a DNR high capacity well permit.

Bernstein explained about the odor scores and that the farm meets all state requirements. She explained the manure separation system and the relationship that this practice has with odors. Bernstein also explained about the well locations and that they meet all state setbacks from the manure storage facility.

In response to a Rinard question, Bernstein stated that there are less than 850 animals because they had to depopulate the barn with the start of expansion last year.

**Comments in Favor:** None

**Comments Opposed:** Steve Armin, W3091 Koch Rd, Fort Atkinson – Armin explained that he lives right down the road from the facility and has many concerns, such as water quality of the area and odors.

Anita Oray, N2145 Gilliland Lane, Fort Atkinson – Oray explained that this facility is less than a mile from Hebron. Oray read a statement into the record. She has concerns about odor, the notice to the public wasn't timely and concerns about the facility in general.

Wayne Kroll, W3016 Green Isle Dr, Fort Atkinson -- Kroll has concerns about the size of the farm with the number of cattle, odor and spreading of manure on the land. Kroll also has a written statement in the file of his concerns.

Carol Kroll, W3016 Green Isle Dr – Kroll has concerns about odor, manure getting into the water and affecting the wildlife in Princess Point and the Bark River.

Klotz read into the record an e-mail from Melodi Oray Luko at [melodioray@yahoo.com](mailto:melodioray@yahoo.com).

Klotz read into the record a John Ebbott letter.

Klotz read into the record an e-mail from Kathy at [Kathy@callgeneralrental.com](mailto:Kathy@callgeneralrental.com).

**Questions from the Committee:** Rinard asked the petitioner the number of animals, not livestock units, on the farm right now?

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the process of ATCP 51 and all information in the file related to the facility. WPSN permit was issued in April.

Joe Strupp from Land and Water Conservation stated that all plans submitted meet livestock siting requirements and informed the public that if issues arise from the operation they can contact the Jefferson County Land and Water Conservation Department.

**CU1827-15 – Wisconsin Furniture LLC:** Conditional use to allow a duplex on each of four proposed lots made up of PINs 012-0816-2232-013 (1.5 Acres) and 012-0816-2232014 (0.254 Acre). The site is at **W1232 and W1236 Marietta Avenue** in the Town of Ixonia, in a Community zone.

**Petitioner:** John Spheeris, 175 E Wisconsin Ave, Oconomowoc WI – Spheeris explained that the original factory burnt down and it has been a vacant site ever since. Spheeris stated that he didn't want another commercial site, also explained that there were a lot of single-family lots available and thought that duplexes would serve the community better.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

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

**CU1828-15 – Sandra Punzel:** Conditional use for an extensive on-site storage structure in the Residential R-2 zone at **N3606 Riverside Lane**. The property is in the Town of Jefferson on PIN 014-0614-2312-022 (0.734 Acre).

**Petitioner:** Bob Mitchell, W29 Round Hill Circle, Milwaukee, WI – Mitchell explained that they would like to build an accessory structure with an open porch.

Sandra Punzel, N3606 Riverside Lane, Jefferson – Explained they would be storing antique vehicles in the structure and would like the porch to sit outside and enjoy the area.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked about the use of the porch. Klotz explained that this structure was not to be used for business use or storage and no habitation is allowed.

**CU1829-15 – Daryl & Tammy Payne:** Conditional use for an intensive agricultural operation for up to 463 animal units at **N4363 County Rd E**. The site in the Town of Sullivan on PIN 026-0616-1014-001 (35.570 Acres) in an A-1, Agricultural zone.

A roll call vote was taken, with Reese, Nass, Jaeckel, and Rinard signifying attendance with David absent.

**Petitioner:** Daryl Payne, N4313 County Road E, Sullivan – Payne would like to expand-build a new free stall barn and expand his herd to 463 animal units. In response to the neighbors concern on the size of the expansion, Payne explained that it would only be 240 cows plus young stock, that they are a relatively small operation in Jefferson County.

**Comments in Favor:** None

**Comments Opposed:** Gloria Allen, N4334 County Road E, Sullivan – Allen lives directly across the street from the facility and read a statement into the record. Allen has concerns about odors, diminishing property values, location of manure lagoon and the number of animals.

**Questions from the Committee:** None

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

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

Joe Strupp from the Jefferson County Land and Water Conservation Department explained the submittal of the application and stated that because of the size of the farm they did not have to meet state odor scores.

**CU1830-15 – Laura Romlein:** Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N8517 Pleasant Valley Ln**. It is proposed on PIN 032-0815-1333-000 (4.967 Acres) in the Town of Watertown.

**Petitioner:** Mike Buss, N8517 Pleasant Valley Ln, Watertown – Buss explained that because of thefts in the area, they would like to build another storage structure to put all equipment inside. Buss indicated there would be no outside storage and is aware that no business storage or use is allowed.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese made a statement that with the size of the structure, there should not be any outside storage.

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

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked about type of storage. Klotz also stated that the structure would not be allowed business storage or use and that no habitation is allowed.

Motion by Reese, seconded by Jaeckel, to adjourn the public hearing at 8:14 pm. Motion carried on a voice vote with no objection.



Don Reese, Secretary

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