

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: Thursday, April 20, 2017

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

All Committee members were present at 7:00 p.m. Also present were Deb Magritz and Matt Zangl of the Zoning Department.

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. Approval of Agenda

Motion by Jaeckel, seconded by Reese to approve the agenda as presented. Motion carried on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Nass explained the proceedings, and noted that the Committee's decision date would be April 24, and County Board would meet on May 9.

6. Public Hearing: The following was read aloud by Zangl:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 20, 2017, 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**

R3959A-17 – Michael Klein to create a 6-acre A-3, Agricultural/Rural Residential building site near **N4922 South Farmington Rd** from PINs 008-0715-3644-000 (39.75 Ac) and 008-0715-3643-000 (30 Ac), Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Mike Klein of N4921 South Farmington Road spoke. He would like to create a lot for his daughter.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on 3/16/17 and in the file.

Staff Report: Read by Zangl and in the file. Zangl spoke of the need for an affidavit of zoning limitations on the east side of the road.

R3960A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property to rezone a 4-acre A-3, farm consolidation lot around the home at **W1682/W1684 County Road P** and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 (39.17 Ac) and 012-0816-2014-000 (40 Ac), Town of Ixonia.

Petitioner: Jim Buske, 509 Clovercrest Court spoke for the petition. He wants to section off the building to settle his dad's estate. Regarding the duplex use, he said that it's been a duplex since at least 1966 or 1967.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: 3/13/17 in favor of both the rezoning and conditional use, and now in the file.

Staff Report: Read by Zangl and in the file.

R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property to create a 2-acre A-3, farm consolidation lot around the buildings at **N4809 Christberg Rd** in the Town of Jefferson from PIN 014-0615-0612-000 (58.38 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Abby Schopen of N4809 Christberg Road spoke. Her father and she want to split off the home and buildings for her to purchase.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/6/17 and in the file.

Staff Report: Read by Zangl and in the file. Zangl asked about the septic location, and Schopen verified that it is within the confines of the lot.

R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property to create three, 2-acre A-3 building sites on **Mack Ln** from PIN 016-0514-0111-001 (18.23 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Ben Rusch, 1311 Endl Boulevard said that he's worked for many years on his father's farm and now wants to build on the farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 12/14/16 and in the file.

Staff Report: Read by Zangl and in the file. Zangl spoke of the possibility that one of the lots might be considered prime, but that the Committee will determine that.

R3963A-17 – David & Diana Schroeder to rezone two, 0.503-acre areas from PIN 018-0713-3343-003 (28.139 Ac), each to be added to an existing A-3 zone on **Hope Lake Rd** in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 (39.67 Ac) and 018-0713-3313-000 (39.67 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Dave Schroeder, N5168 County Road A said that he'd like to square up two existing A-3 lots but was hoping to retain one lot on those PINs.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved without exception 3/14/17

Staff Report: Read by Zangl and in the file.

R3964A-17 – Bernard Gilbert to create a 2.2-acre and a 2.1-acre A-3 building site on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert of W281 State Road 59 said that he wants to create lots for housing off of Carlin Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file.

R3965A-17 – Bernard Gilbert to create a 2-acre A-3 building site on the **north side of State Road 59** from PIN 024-0516-2413-000 (27.48 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert of W281 State Road 59 spoke. He said that he would like to create one, 2-acre split for housing, and the rest will stay in farming.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file. Zangl asked why this lot is proposed in the middle of the field? Mr. Gilbert answered because that's where the access is. The DOT letter dated 3/6/17 was mentioned by Zangl.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R3966A-17 – Bernard Gilbert to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 (27.48 Ac) and 024-0516-2424-000 (24 Ac) near **W281 State Road 59** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: Bernard Gilbert, W281 State Road 59, said that he'd like to keep this for his driveway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked Mr. Gilbert what side of the road this proposal was on, and Mr. Gilbert confirmed that it was the south side of State Road 59.

Town Response: Approved 3/13/17

Staff Report: Read by Zangl and in the file.

R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property to rezone 2.2 acres of PIN 002-0714-1941-002 (34.5 Ac) to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, **near N5845 Harvey Rd.**

Petitioner: Kathy Zimmerman spoke. She said that they want to rezone 2.2 acres adjacent to N5845 Harvey Road to Natural Resources. It is an area of hydric soils, is wet and can't be farmed. The owners of N5845 Harvey Road want to buy it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Received 4/10/17 from a 3/8/17 Town meeting where it was approved.

Staff Report: Read by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1917-17 – Justin Thiede for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, on PIN 016-0614-3113-000 (15.63 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

Petitioner: Justin Thiede of N2811 Monarch Lane said that he'd like to build a recreational building for personal storage only-no business storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if there would be any outside storage? Thiede responded that no, there would be no outside storage. He reiterated that there would be no business storage.

Town Response: 3/8/17 in favor.

Staff Report: Read by Zangl and in the file.

CU1918-17 – Chet Dolph/D&P Dolph Trust Property to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at **N7841 County Rd G**, Town of Waterloo, in an A-1, Exclusive Agricultural zone. The site is made up of PINs 030-0813-2531- 000 (39 Ac), 030-0813-2523-000 (40 Ac), 030-0813-2524-000 (20 Ac), 030-0813-2532-000 (40 Ac), 030-0813-2542-000 (40 Ac) and 030-0813-2641-001 (5 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance and falls under standards and requirements of Wisconsin Administrative Rule ATCP51.

Petitioner: Chet Dolph of N7841 County G said that they want to build a barn for housing dairy cattle, and a building to transition animals and add a few more animals.

Patricia Cicero of the Land and Water Conservation Department (LWCD) added more information to expand upon Dolph’s presentation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: From 7/20/16 in favor.

Staff Report: Read by Zangl and in the file. He noted, among other things, that there is a memo from LWCD indicating their recommendation for determination of completeness in the file, and information from Zoning with the Committee’s determination of completeness, notice to adjacent property owners and a map of those owners’ properties.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 7:40 p.m.



Don Reese, Secretary

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

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

Further information about Zoning can be found at www.jeffersoncountywi.gov