

**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, May 18, 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 along with Matt Zangl and Rob Klotz from the Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements**  
Reese verified that the meeting was held in compliance with Open Meetings Law requirements.
4. **Approval of Agenda**  
A motion to approve the agenda was made by Reese and seconded by David. The motion passed on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair**  
Chairman Nass explained the public hearing process noting the decision meeting will be held on May 22 and petitions will go to County Board in June.
6. **Public Hearing**  
Klotz read 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, May 18, 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-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R3968A-17 - Donald Reinders:** Create a 5-acre, A-2, Agricultural and Rural Business zone near **W6813 Waldmann Lane** from PIN 008-0715-0711-009 (5.885 Ac), in accordance with Sec. 11.04(f) 5 of the Jefferson County Zoning Ordinance. The site is in the Town of Farmington

**Petitioner:** Donald Reinder (N6309 Ziebell Road): Mr. Reinder explained he would like to change the zoning for estate planning.

Response to Klotz: That is correct.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor and in the file.

**Staff Report:** Given by Klotz and in the file. Klotz asked if they will be retaining the storage building on approximately 2 acres?

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

**R3969A-17 – Laura Jacobson/Roy J Haas Jr Property:** Rezone to create two, 1-acre building sites from part of PIN 010-0615-2211-000 (38.51 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The sites are on **County Road Y** in the Town of Hebron.

**Petitioner:** Laura Jacobson (610 Hyer Dr, Jefferson): Laura explained that she would like to rezone the 38 acres and create two, one acre residential sites for her kids.

Response to Nass: My father passed away and we had someone interested in the farm, but it fell through.

Response to Klotz: Laura explained her and her brothers intention of the property and surrounding properties.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass: Is there a reason why these can't be clustered with the farm?



**Town Response:** Town board did recommend an approval.

**Staff Report:** Given by Klotz and in the file. Klotz explained the lots are requested in the middle of the filed because the area in the corner is wet and would not perc. The farm was intended to be sold and the lots were intended to be clustered with the features of the land. Staff advised the petitioner to request the lots in that location because the farm was to be sold at that time, now that the farm is not going to be sold there are other locations that are more clustered. The Committee did have concerns about the petition. Klotz advised the petitioner to be present at the decision meeting to understand the Committee concerns.

**R3970A-17 – Sheila Barnes/Sheila Barnes, Tyson & Tina Barnes Property:** Create a 4-acre building site from part of PINs 014-0614-1844-004 (12.963 Ac) and 014-0614-1841-001 (20 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Jefferson, near **W6952 County Road J**.

**Petitioner:** Shelia Barnes (W9017 County Road J): Shelia explained that they intend to build a single family home for personal use in non-prime soil, with clustering. The 20% slope on the lot is man-made.

**Comments in Favor:** Tyson Barnes (W7002 County Road J): Tyson is in favor of the petition for the same reason. Tyson explained the 20% slope and how it was man-made. The driveway location is approved with the same fire number. The remnant would get a new driveway and has been approved by the highway department.

Bill Stork (W9017 Hwy 18): Bill is in favor of the petition and explained the 20% slope and his plans to deal with it.

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor and in the file.

**Staff Report:** Given by Klotz and in the file. Klotz explained that there is a slope map in the file and that staff agrees with the petitioner that it is manmade.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1919-17 – Terry & Diane Hill:** Conditional use to allow an extensive on-site storage structure of 720 square feet in a Residential R-2 zone at **N469 County Road H** in accordance with Sec. 11.02 Definitions, Residential Accessory Uses and Buildings (1) and 11.04(f)2 R-2 Residential – Unsewered – Conditional Uses j. The site is on PIN 024-0516-3312-001 (1.07 Ac) in the Town of Palmyra.

**Petitioner:** Terry Hill (N469 County Road H): Terry would like to build a garage for recreational vehicles.

Response to Klotz: Correct, no business use.



**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Town was in favor and in the file.

**Staff Report:** Given by Klotz and in the file. Klotz explained the R-2 zone and extensive on-site storage. Klotz asked the petitioner if any business use or habitable use will occur in the structure?

**CU1916-17 – Hausz Brothers Inc:** Conditional use to allow mineral extraction on the south side of **County Road M**, Town of Koshkonong from PINs 016-0514-1133-000 (44.492 Ac), 016-0514-1134-000 (43.318 Ac) and 016-0514-1422-001 (13.9 Ac). This is proposed in an A-1, Exclusive Agricultural zone in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**Petitioner:** Don Hausz (N2943 Hill Lane): Don explained that they would like to expand their operation to the south side of the road. They are getting close and deep on the north side of the road. This would be a continuation of the quarry.

Response to Klotz: Yes, we are all good with Gerry. Yes, correct. Yes, correct. Occasionally people will say that was a large blast, but it is usually due to the weather conditions. The blaster is licensed and gets permits from the town.

Yes, it will be 80 feet in depth. Generally, the hours of operation are 6:30 a.m. to 4 p.m. Monday through Friday. Occasionally we work outside of those hours due to the weather.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In file and in favor.

**Staff Report:** Given by Klotz and in the file. Klotz noted the pit is covered under NR 135 and asked Don if everything is squared away with Gerry in Land and Water? Will you be blasting? Klotz explained blasting and that it is done by a licensed company. Has there been any damage in the past? This pit will be 80 feet in depth? Hours of operation?

*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](http://www.jeffersoncountywi.gov)

A motion was made by Jaeckel, seconded by Reese to adjourn at 7:25 p.m. The motion passed on a voice vote with no objection.

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

Don Reese, Secretary

