

**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, July 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 p.m.

**2. Roll Call**

Committee members present included Nass, Reese, Rinard and Jaeckel. David was on his way, Nass announced. Rob Klotz and Deb Magritz of the Zoning Department were also in attendance.

**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, second by Rinard to approve the agenda as presented.

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

Nass explained the process, and noted a July 24 Committee decision meeting date and an August 8 County Board date.

**6. Public Hearing**

Klotz explained that the findings of fact for each petition are in each file, and can be accessed in the Zoning Department. The following was read aloud by Klotz:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 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, applications for conditional use permits and a text amendment to the Jefferson County Zoning Ordinance. 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 BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R3978A-17 – Ronald Ulsberger:** Rezone 0.51 acre of PIN 014-0615-0212-007 (10.55 Acres) to add it to an adjoining A-2 zone near **W3092 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**Petitioner:** Mke Ulsberger spoke for the petition. They are looking to rezone and change a property line, and add a septic area to one lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/5/17

**Staff Report:** In the file

**David arrived at 7:07 p.m.**

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

**R3979A-17 – Brian Allen:** Create a 1-acre building site on **Piper Road** from part of PIN 004-0515-2244-001 (5.289 Acres) in the Town of Cold Spring in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Brian Allen said that after much consideration and working with Zoning, they chose this spot for their building site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/13/17

**Staff Report:** In the file

**R3980A-17 – Curtis Pernat:** Rezone a 1.1581-acre lot on **Rockvale Road** on PIN 012-0816-2733-000 (35.19 Acres) by consolidation of parcels of record from 012-0816-2732-000 (35.31 Acres). This is in the Town of Ixonia, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Curtis Pernat spoke. He wants to create a 1-acre building site for his daughter and her husband in a wooded, pasture area, using consolidation of parcels of record .

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/7/17

**Staff Report:** In the file

**R3981A-17 – Ronald & Lori Draeger:** Create a 3-ac farm consolidation lot at **N7543 County Road O**, a 1-ac lot around the home at N7533 County Rd O and a 1-ac vacant lot adjacent. These lots are proposed from PIN 030-0813-3124-000 (40 Ac) in the Town of Waterloo, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Ronald Draeger said that there are two homes on the farm, and his renter is interested in buying the house in which he lives. As long as they were going through the process, they decided to create the new building site as well.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/7/17

**Staff Report:** Klotz asked the age of the house to be sold-Draeger responded 1978. Klotz noted that the lot line cuts through the septic system. Draeger knew that, but wondered if an easement could be created for the septic. Klotz answered no, that that would not be a good idea; it would be better to revise the lot layout.

**R3982A-17 – Rodney Johnson:** Create a 6-acre building site on County Road E from part of PIN 032-0815-1444-000 (40.816 Acres) in the Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Rodney Johnson said that he has the ability to ask for three lots, but he wants to create one lot using non-prime ag soils.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approved, in the file dated 2/13/17

**Staff Report:** In the file

**R3983A-17 – Ryan & Meliza Ritacca:** Rezone to create a 2.5-acre lot around the buildings at **N8937 County Road E**, a 1.3-acre building site and a 2-acre building site adjacent. The proposal is in the Town of Watertown, on PIN 032-0815-1133-003 (12.27 Ac), and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Tom Stade spoke for the petitioner. He explained that they are proposing three lots; Lot 3 is proposed for two acres to allow farm-type animals and is 67% non-prime. Lot 1 is proposed at 2.5-acres, also to allow for animals.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass asked why the triangle in the rear of Lot 3 was included. Stade said that it was included to get the two acres for farm-type animals.

**Town Response:** In the file, in favor dated 6/12/17

**Staff Report:** Klotz noted that the file contained an email from Jacob Maas, City of Watertown.

**R3984A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre building site with existing farm buildings on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2821-000 (24.11 Ac). This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks spoke. He is hoping to establish a 2-acre lot with farm buildings and original log cabin.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Nass asked how old the cabin is, and Marks replied that it is original.

**Town Response:** In favor, in the file dated 6/6/17

**Staff Report:** In the file

**R3985A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre farm consolidation lot at **N3281 Rome Oak Hill Rd**, one 4-ac and one 2-ac vacant lot, all from part of PINs 026-0616-2824-000 (34.31 Ac) and 026-0616-2821-000 (24.11 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks is requesting a 2-acre farm consolidation lot, a 4-acre lot and a 2-acre vacant lot in an area that has never been farmed.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file

#### **FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

**R3986A-17 – Dan Marks/Richwood Ranch LLC:** Rezone to create a 31.5-acre Natural Resource zone from part of PINs 026-0616-2824-000 (34.31 Acres) and 026-0616-2842-001 (30 Acres) on **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks would like to put the woods into Natural Resource and attach it to the A-3 zone.

**Comments in Favor:** None, however David Groh of W1373 Woods Drive was not necessarily in favor or opposed, but was looking for clarification of the Natural Resource zone. Klotz explained.

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file

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

**R3987A-17 – Pete Gross/Land Hunter LLC:** Create a 1-acre farm consolidation lot at **N3698 Rome Oak Hill Rd** and two, 3-acre vacant building sites adjacent, from PINs 026-0616-1744-000 (40 Ac) and 026-0616-2011-001 (20 Ac). The sites are in the Town of Sullivan, and in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is asking for a farm consolidation lot around the house and two new building sites.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** None

**Staff Report:** In file

**FROM A-T, AGRICULTURAL TRANSITION AND A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL  
RESOURCE ZONE**

**R3988A-17 – Pete Gross/Land Hunter LLC:** Rezone to create a 14-acre Natural Resource zone from part of PINs 026-0616-1744-000 (40 Ac), 026-0616-2011-004 (0.2 Ac) and 026-0616-2122-002 (0.28 Ac) in the Town of Sullivan. The property is on **Rome Oak Hill Rd**; this is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is hoping to rezone to Natural Resource to add this area to proposed Lot 2

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file; Klotz asked if the N zone was to be sold with Lot 2, and Gross answered that it was. Klotz noted that the strips of land in this proposal aren't 66 feet wide, so they don't give adequate frontage on the public road to meet ordinance requirements.

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

**R3989A-17 – Pete Gross/Land Hunter LLC:** Create two, 2-acre vacant building sites on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is applying for two, non-prime 2-acre lots

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in file, dated 6/6/17

**Staff Report:** In the file

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

**R3990A-17 – Pete Gross/Land Hunter LLC:** Rezone 15 acres for a Natural Resource zone on **Rome Oak Hill Rd** in the Town of Sullivan, from PINs 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is planning to sell the balance of the 20 acres

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in file, dated 6/6/17

**Staff Report:** In the file. Klotz noted that a 66' wide access strip to the public road would be required in order to sell this one separately from the building site

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

**R3991A-17 –Paul Holt/ Bernard Gilbert Property:** Create a 3.2-acre building site on **Carlin Trail** in the Town of Palmyra from PIN 024-0516-2424-000 (32 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt of 1025 South Springdale Road spoke. He said he is looking for a building site for a new home.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, and as testified to by Larry Kau, Town Chairperson

**Staff Report:** In the file

#### **FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R3992A-17 – Paul Holt/Bernard Gilbert Property:** Create a 4.1-ac A-2 zone 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)7 of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt of 1025 South Springdale Road said that he would like to create an A-2 zone with a kennel to provide service dogs to people with disabilities.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, and as testified to by Larry Kau, Town Chairman.

**Staff Report:** In the file

#### **CONDITIONAL USE PERMITS**

**CU1921-17- Paul Holt/Bernard Gilbert Property:** Conditional use in the proposed A-2 zone to allow for veterinary facility/dog kennel/ dog training on **Carlin Trail** on PIN 024-0516-2424-000 (32 Acres). The Town of Palmyra proposal is in accordance with Sec. 11.04(f)7. Conditional Uses x. of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt would like to have a non-profit organization in order to provide service dogs to people with disabilities, and to provide kenneling and clinic facility for the animals.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked if the use would be over the entire acreage, or just on the 4.1 acres. Holt responded that it would just be the 4.1 acres.

**Town Response:** In favor, in the file, and as testified to by Larry Kau

**Staff Report:** In the file. Klotz also asked whether there would be weekend hours, to which Holt answered that it would be a 7-day-a-week operation. Klotz asked about the number of dogs proposed, and Holt said five or six. Klotz asked about animal waste treatment, and Holt responded that they would arrange for special pickup. Klotz asked the maximum number of dogs that Holt could want in the future, and Holt responded with ten.

**CU1922-17- Art & Leslie Boettcher:** Conditional use for a duplex on PIN 012-0816-2513-051 along **Madison Ave** in the Town of Ixonia, on PIN 012-0816-2513-051 (0.459 Ac). This proposal is in a Community zone, and is being done in accordance with Sec. 11.04(f)9 Conditional Uses f. of the Jefferson County Zoning Ordinance .

**Petitioner:** Leslie Boettcher said that they would like a conditional use to be allowed a duplex. There are several duplexes to the west, some single-family and two more duplexes to the east of this site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/7/17

**Staff Report:** In the file. Klotz asked about the square footage of each unit, and Boettcher replied that it may be less than the 3,000 square feet shown on their application. Klotz reminded her that each unit must meet minimum requirements.

**CU1923-17 – James & Stacy Hill:** Conditional use for a 1,080 sq ft, 16-ft high extensive on-site storage structure in a Residential R-2 zone at **N8589 River Rd**, Town of Watertown. The site is on PIN 032-0815-1343-002 (6 Ac); this is being requested in accordance with Sec. 11.04(f)2 Conditional Uses j. of the Jefferson County Zoning Ordinance.

**Petitioner:** James Hill, N8589 River Road would like to build this garage. He needs more storage area, since his current storage is being used for animal housing.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked if there would be outside storage. Hill responded that he has a 20-foot car hauler that might be outside. It is used by/for his son, who races.

**Town Response:** In favor, in the file, dated 5.8/17

**Staff Report:** In the file. Klotz asked about the number of animals. Hill gave the number and species of animals, and Klotz said it didn't sound like Hill had more than three animal units.

#### **ZONING ORDINANCE TEXT AMENDMENT**

**R3993T-17 - Jefferson County:** Text amendment to Sec. 11.10 Shoreland Provisions of the Jefferson County Zoning Ordinance in order to comply with NR115 Administrative Rule, and Acts 167 and 391 adopted by the State Legislature on March 23 and April 27, 2016.

**Petitioner:** Klotz spoke for the petition, and explained the need for revision of our current shoreland ordinance.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** None

**Staff Report:** Klotz noted that Towns don't have veto authority in the case of this text amendment.

Motion by Reese, seconded by David to adjourn, and the meeting adjourned at 7:50 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.gov)