

**MINUTES 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, August 17, 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 public hearing was called to order by Chairman Nass at 7:00 p.m.

**2. Roll Call**

All members were present. Rob Klotz and Matt Zangl were also present.

**3. Certification of Compliance with Open Meetings Law Requirements**

Reese confirmed the meeting is being held in compliance with open meetings law requirements.

**4. Approval of Agenda**

Motion by Jaeckel, second by David to approve the agenda as printed. 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 and noted Decision Meeting will be 8-28-2017 and County Board Action will be 9-12-2017.

**6. Public Hearing**

Klotz read the following into the record:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 17, 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 WITH  
CONDITIONAL USE**

**R3994A-17 & CU1924-17 – William Marty:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres).

**Petitioner:** William Marty (N5679 County Road Q): We are trying to get people out to our farm. We want people to come out and see where their food comes from, eat some veggies and have a good time.

**Response to Klotz:** We have a porta potty their now. Parking is in the field and mowed. There will be 1 porta potty at all times. The caterer will do all the cooking of meats off site. The vegetable prep will be done on site. The pizza will be cooked in a wood fire stove. No structures will be needed. No operation when it rains. We checked with the State and all caterers need license and we, at the farm do not need any license. We do not know how many people to expect. Porta potty is good for 100-150 people. Yes, we will get more if needed. The hours are 5pm to 8am, once every other Friday.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 6-14-17 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz asked Marty to explain the petition some more. How will the pizzas be cooked? It won't be in a structure? Dining area will be outside and not inside? No operation when it rains? Have you checked with the State? How many people? If need more porta potties you will get some? Hours of operation?

**R3995A-17 & CU1925-17 – St Coletta of Wisconsin:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres).

**Petitioner:** Ted Banky – St. Coletta (N4637 County Road Y): St. Coletta has been in business since 1937 with A-1 zoning since zoning started. We would like to build a second garage and need to rezone the property and bring it into compliance.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 7-10-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained the history of semi/semi-public uses in the A-1 and non-conforming section allows for 1 new building. New buildings have been issued and it is time to bring the property into compliance.

**R3996A-17 & CU1926-17 – Tim Esser:** Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road** , PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

**Petitioner:** Tim Esser (N7713 Toppe Road): I would like to rezone the property for Boat Storage/personal storage.

Rebuttal: We checked into the property for residential use and there weren't any available residential splits. We were then informed that we could go to a A-2 zone. We went to 2 separate meetings with Waterloo. We had no knowledge that the Town of Waterloo was not contacting people.

**Comments in Favor:** None

**Comments Opposed:** Ken Christenson (N7651 Toppe Road): Opposed to this operation in rural area. Ken explained his history with Zoning regulations and rezoning to A-3.

Kris Hanin (N7692 Newville Road): Opposed to the petition. Kris was never notified of the Town meetings and explained the meetings at the Town were for driveway approvals. Kris explained she found out the meetings were posted at two spots in the town and not sent to the neighbors.

John Joyce (N7682 Newville Road): Opposed to the petition. Newville Road is a rustic road. John explained the designation of a rustic road. John has concerns with road safety and safety for riding bicycles

Jenny McKay (N7706 Newville Road): Opposed to the petition. Jenny brought pictures to add to the file. The view from her kitchen and living area faces the proposed petition. The petition would decrease the property value equivalent to graduate school tuition.

Clint James (N7568 Newville Road): Opposed to this petition. The property is barley connected to Esser's home property and has no view or affect to the Esser's home property.

Brad Sillman (N7706 Newville Road): Opposed to the petition. Brad lives right next to the proposed location. Brad moved from an industrial area and did not like it. The petition will ruin the view from this house.

Heidi Kabet (N6099 Ziebell Road): Heidi owns property near the petition and is opposed to it. Heidi owns storage units in Waterloo and believes they belong in the City.

Cindy Hass (N7785 Newville Road): Opposed to the petition and the increase in traffic.

Shawn Wardall (N7803 Toppe Road): Opposed to the petition. The road is busy and the property is in a tricky area for driving. Traffic concerns, security concerns. Agricultural community. His neighbor was denied for a Conditional Use Permit for plumbing business.

Allen and Jody Stout (N7722 Toppe Road): Were not present at the public hearing, but had a letter submitted to the file.

**Questions from the Committee:** None

**Town Response:** Dated 7-12-17 and 7-18-17 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained that no building sites for residential use are available. A-2 is not a commercial zone and the zone was approved by the County Board. Conditional uses can have conditions. Klotz explained the history of the A-2 zone. Klotz explained the contents of the file.

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

**3997A-17 – Daniel & Nancy Last:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

**Petitioner:** Nancy last (N9045 River Road): Nancy owns this lot and the 55 acres adjacent to it. All potential buyers ask for more land to get away from the overhead electrical lines.

Nancy showed the power lines on the survey to the committee.

Response to Rinard: It will be under 5 acres, 4.63 acres.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Rinard: How big will it be with the addition?

**Town Response:** Dated 7-10-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained that 2 non-prime or 1 prime lots are remaining. This petition is to change and existing A-3 zone.

**R3998A-17 – Neal Loeb:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres).

**Petitioner:** Pete Gross (N5921 Jefferson Road): Would like to create a lot in the Southeast corner of the property.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 7-10-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Property is in the City of Watertown Airport Protection Zone.

**R3999A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres).

**Petitioner:** Linda Wright (W3811 County Road B): Linda explained the history of the farm. The farm consolidation is to separate the house and shed from the property so they can own it.

**Comments in Favor:** None

**Comments Opposed:** Daryl Hoffman (W3847 Emerald Dr): What are they doing?

**Questions from the Committee:** None

**Town Response:** Dated 6-19-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. They are asking for a 1.7 acre farm consolidation lot. The septic plans are also in the file.

**R4000A-17- Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington.

**Petitioner:** Linda Wright (W3811 County Road B): This is a lot for potential building site to benefit the farm.

**Rebuttal:** The intention is not to sell the lot, but instead a management decision for the Trust. We will not be gaining personally from the sale. All the money goes to the trust and is for the kids future home.

**Comments in Favor:** None

**Comments Opposed:** Daryl Hoffman and Lori Hoffman (W3847 Emerald Dr): Opposed due to traffic and other concerns. Comments pertain to all four lots/petitions.

**Questions from the Committee:** None

**Town Response:** Dated 6-19-2017 and in the file, the town was in favor/opposed of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained what is in the file.

**R4001A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 1-acre vacant building site on **Hilltop Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington.

**Petitioner:** Linda Wright (W3811 County Road B): This lot is for my daughter who picked it out. The land is lot good farm land.

**Comments in Favor:** None

**Comments Opposed:** Daryl and Lori Hoffman (W3847 Emerald Dr): opposed to petition.

**Questions from the Committee:** None

**Town Response:** Dated 6-19-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained the information in the file.

**R4002A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington.

**Petitioner:** Linda Wright (W3811 County Road B): This petition is for 2.5 acre lot on Ranch Road.

**Comments in Favor:** None

**Comments Opposed:** Daryl and Lori Hoffman (W3847 Emerald Dr): Daryl asked what the rules were. Opposed to petition.

**Questions from the Committee:** None

**Town Response:** Dated 6-19-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained how A-3 splits work and how many each parcel can ask for.

## NATURAL RESOURCE ZONE

**R4003A-17 – Linda Wright/Myrtle E Klug Trust Property:** Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington.

**Petitioner:** Linda Wright (W3811 County Road B): This area is all woods and swamp area. It is not croppable.

**Comments in Favor:** None

**Comments Opposed:** Daryl and Lori Hoffman (W3847 Emerald Dr): Opposed to petition.

**Questions from the Committee:** None

**Town Response:** Dated 6-19-2017 and in the file, the town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Klotz explained the file.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1927-17 – Steven and Catherine Buckwinkler:** Conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1 zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner.

**Petitioner:** Steve Buckwinkler (W9633 Lake Drive): We are asking for a building. It is a substandard lot. This is for boat storage, so everything can be inside. The lot will not be sold separately.

Response to Reese: No outside storage.

Response to Klotz: Building won't exceed 15 feet in height.

**Comments in Favor:** Cathy Buckwinkler (W9633 Lake Drive): There will not be any electricity, no utility and it will be only a shed.

**Comments Opposed:** None

**Questions from the Committee:** Reese: Any outside storage?

**Town Response:** The town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file. Variances were granted for this petition. No sinks, toilet, no habitable use. What is the height of the building?

**CU1928-17 – Kevin Horack:** Conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres)

and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone.

Roll call was taken.

**Petitioner:** Kevin Horack (W3550 Saucer Drive): This is a hog operation and has been for the last 18 years in hoop barns. The barns will be upgraded. Kevin explained the details of the hoop barns and what will happen with the existing barns. Kevin will follow the 590 nutrient plan.

Response to Joe Strupp: We are not expanding the number of animals on property, but the number of animal units will be changing from 640 to 825.

**Comments in Favor:** Daryl Hoffman (W3847 Emerald Drive): In favor of petition.

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** The town was in favor of this petition.

**Staff Report:** Given by Klotz and in the file.

Joe Strupp (Land and Water Conservation Department): LWCD has received all documents from Horack. They will be removing four hoop barns and keeping three for storage. They will be changing from 640 animal units to 825 animal units.

Motion by Jaeckel to adjourn, second by Reese at 8:20 p.m. Motion passed on a voice vote with no objection.



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

