

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, November 16, 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. Also present were Deb Magritz and Matt Zangl of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

Reese verified that the meeting was being held in compliance with Open Meetings Law

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 public hearing process, and noted that the Committee decision date will be November 27 and the County Board date will be December 12.

6. Public Hearing

Zangl 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, November 16, 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, which include staff finding of fact, 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**

R4014A-17 – David Hughes: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 4.25-acre farm consolidation lot around the home at **W9122 London Rd**, Town of Lake Mills, on PIN 018-0713-3221-000 (40 Acres).

Petitioner: There was no one present to speak for the petition.

R4015A-17 – Rita Marty: Create a 1.23-acre lot around a pre-1978 home at **W9554 Britzke Rd** and a vacant 1.12-acre building site nearby, both from PIN 018-0713-3131-000 (15.7 Acres) in the Town of Lake Mills. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Rita Marty, W9554 Britzke Road spoke for the petition. She wants to split off the farm house and also create a new 1-acre building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 10, 2017 and in the file.

Staff Report: Given by Zangl, and in the file. Zangl asked for the age of the existing farm house, to which Marty said it was around 100 years old. Zangl asked if there would be road access to the remaining A-1 zoned land, and Marty said that there would be.

R4016A-17 – Kennedy-Paus Trust: Create a 2.3-acre building site on **County Road G** from part of PIN 030-0813-2431-001 (15.7 Acres) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Waterloo.

Petitioner: Kathy Zimmerman, Remax Realty said that the petitioners want to create a 2.3-acre building site. The rest of the land is wetland.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file. Zangl noted that road access looks to be okay with the County Highway Department.

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

R4017A-17 – Steven and Dyan Pasono: Reconfigure an existing A-3 lot on **Ridge Ln**, removing 0.633 acre from its north (PIN 012-0816-1042-003—2 Ac) and adding 0.633 acre to its south from PIN 012-0816-1042-001 (21.476 Ac). The site is in the Town of Ixonia. This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Stacy Becker of Shorewest Realtors represented the Pasonos. She noted that the area is hilly and wooded, and has not been farmed for over 20 years. The request involves shifting the lot down to better achieve clustering with the homes to the south.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 9, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND
RURAL BUSINESS WITH CONDITIONAL USE**

R4018A-17 & CU1932-17 – David T Beres/D Thomas Landscaping LLC Property: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance to create a 2.17-acre A-2 zone with conditional use to allow for storage of contractor's equipment and materials as well as storage of other non-farm equipment at **W158 Concord Center Drive**. The site is in the Town of Concord, on PIN 006-0716-1344-002 (3.58 Ac).

Petitioner: The petitioner said that he would like to run the landscaping company out of the back half of the lot. The front half will remain A-3. There will be no sales from the site, only housing materials and using the storage building to house equipment.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file. Zangl asked if there would be water service, to which the petitioner responded "No." Zangl noted that if water service would be desired, septic hookup would be required. Zangl also asked if hours of operation would be Monday through Friday, 8 a.m. to 7 p.m. and the petitioner responded affirmatively. In response to Zangl's question about the northern building, the petitioner responded that he would be using that rented out for seasonal boat and snowmobile

storage. Zangl asked about number of employees. The petitioner said that they have eight now, and could potentially have 10 to 12 in the future.

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

R4019A-17 – Theresa Huebner/Edward Schutten Property: Rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance to create an 11.5-acre N zone to be added to adjoining property at **N5086 County Road P.** The site is in the Town of Concord on PIN 006-0716-3142-000 (13.582 Ac).

Petitioner: Walter Huebner of N5086 spoke for Mr Schutten. He would like to purchase this 11 and a half acre area from Mr Schutten and use it for hunting. Mr Schutten would retain the rest of the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

FROM COMMUNITY TO INDUSTRIAL

R4020A-17 – Brian Statz: Rezone in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance to allow production of fabricated metal products on PIN 014-0615-0314-037 (0.37 ac) along **US Highway 18** in the Town of Jefferson.

Petitioner: Brian Statz of N4259 County Road D spoke. He would like to remove the two older buildings and replace them with one new building. The use proposed is for manufacturing gun barrels.

Comments in Favor: Brian Mattke, W3410 Gruennert St. said that this would add a new flavor, be something different, and would add to the tax base.

Comments Opposed: Cecil Whitman, W3313 US Highway 18 is concerned about the sanitary implements with the square footage of the lot. He also spoke of concerns with traffic patterns.

Zangl noted that a letter from Carol Pendleton was in the file. Pendleton is opposed due to the small lot area and the current quiet residential location.

Rebuttal: Statz responded that the septic would go behind the building in the garden area. He noted that the lot next to his is smaller and had room to replace their septic last year. Statz also addressed the parking issue.

Questions from the Committee: Reese asked how the materials would be delivered, and would deliveries be off-street or on US Highway 18. Statz replied that materials would be delivered by pickup truck, and that a pickup could pull off the road via the driveway.

Town Response: In favor, dated October 3, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

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

R4021A-17 – David Christian/Dakalomi LLC Property: Rezone 0.19 acre of PIN 006-0716-1411-001 (3.209 Ac) to add it to adjoining A-2 zoned property at **W594 County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Petitioner: David Christian spoke. He wants to make his field drive wider.

Comments in Favor: Jeff Gaal of W532 County Road B explained that this would move his approved A-3 lot by 40 feet.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 24, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

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

R4022A-17 – David Christian/Lars & Joan Anderson Property: Rezone 0.15 acre of PIN 006-0716-1411-002 (1.091 Ac) to add it to adjoining A-1 zoned property near **County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

Petitioner: David Christian again spoke for this petition. He further explained that he wants to get 26 feet of land from the Andersons and will give up 32 feet. As things are now, he uses some of the Andersons' property for access to his agricultural land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

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

R4023A-17 – David Christian/Jeffery & Jennifer Gaal Property: Rezone 0.39 acre of PIN 006-0716-1411-003 (3.756 Ac) to add it to adjoining A-1 zoned property near **County Road B** in the Town of Concord. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

Petitioner: David Christian explained that there was previously a 2-acre A-3 zone approved for the Gaals, and this proposal will move the Gaals' A-3 zone east by 40 feet.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1933-17 – Kathy Branch/Richard W Prisk Jr Property: Conditional use to allow farm-type animals in a Residential R-2 zone at **N1024 Old 26 Road**. This property is in the Town of Koshkonong, on PIN 016-0514-1943-003 (2.1 Ac). This request is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

Petitioner: Kathy Branch, 708 Charles Street is looking to purchase the property. She has a donkey now, and would like to bring it to this property and get companion animals for it-up to four animals.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked how many animals Branch wants to have; she responded that she would like to have up to four animals.

Town Response: In favor, dated October 11, 2017 and in the file.

Staff Report: Given by Zangl, and in the file. Zangl explained that two animal units could be allowed on this property, and noted that the R-2 zone allows for only two detached accessory structures. He asked about waste disposal. The petitioner has spoken to a waste collection company about manure pick up.

CU1934-17 – Richard Schauer: Conditional use in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow an extensive on-site storage structure **across from W1378 South Shore Drive** on PIN 024-0516-3311-004 (0.289 Ac). This R-1 zoned property is in the Town of Palmyra.

Petitioner: Richard Schauer of W1378 South Shore Dr said that he has a “B” lot across from his home where he’d like to build this storage structure. He was planning a 12/12 pitch on the structure, but may reduce it to 12/10. The structure may be 25 feet in height. No water service is proposed to this building. He noted that a family member may want to build a home on this “B” lot in the future.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if there would be outside storage, to which Mr Schauer answered “No.”

Town Response: In favor, dated October 9, 2017 and in the file.

Staff Report: Given by Zangl, and in the file.

Motion by Jaeckel, seconded by David to adjourn; the motion carried on a voice vote with no objection. The meeting adjourned at 7:43 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

