

**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, December 21, 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 hearing was called to order by Chairman Nass at 7 p.m.
2. **Roll Call**
All Committee members were present. They were introduced to those present by Nass, as were Deb Magritz and Matt Zangl from 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.
5. **Explanation of Public Hearing Process by Committee Chair**
Nass described the evening's public hearing process, and noted that January 8, 2018 would be the Committee's decision meeting date, and February 13 the County Board meeting date.
6. **Public Hearing**
Zangl read aloud 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, December 21, 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 INDUSTRIAL TO RESIDENTIAL R-2

PETITION HAS BEEN WITHDRAWN FROM THIS PUBLIC HEARING

R4024A-17 – Eugene Gutzmer Jr/ Merrill Eugene Gutzmer Property: Rezone 2.3 acres of PIN 004-0515-3222-000 (18.305 Acres) to create a lot around the home at **N462 County Road N** in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. The site is in the Town of Cold Spring.

FROM AGRICULTURAL A-T TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4025A-17 – Richard & Cecile Schaffer: Rezone to create an A-3 zoned lot from PIN 006-0716-1542-002 (1.069 Acres) and an A-3 zoned lot from PIN 006-0716-1542-003 (1.028 Acres) at **N6213 Country View Ln** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Cecile Schaffer of N6213 Country View Lane just recently found out that their second lot is not zoned residential. The Schaffers would like to either build on it or sell it.

Comments in Favor: Lisa Davis of Sterling, MI is in favor of her parents' proposal.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated 11/13/17 and in the file.

Staff Report: Given by Zangl and in the file.

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

R4026A-17 – Amy Tessman/Amy L Heine Property: Create a 3.1-acre lot around the home at **N6188 South Farmington Rd** and a new 1-acre building site adjoining it. These are proposed from PIN 008-0715-1334-001 (11.416 Acres) in the Town of Farmington in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: John Kannard, Southwest Surveying, spoke for the petitioner. They are requesting a 3.1-acre farm consolidation lot and a 1-ac building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated 11/13/17 and in the file.

Staff Report: Given by Zangl and in the file.

R4027A-17 – Amy Tessman/Amy L Heine Property: Create a 1.3-acre building site on the west side of **South Farmington Rd** from part of PIN 008-0715-1333-001 (12.25 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: John Kannard spoke for the petition. They would like to create a new building site on the west side of the road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated 11/13/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked if there was area being farmed, to which Kannard replied that there is a lot of wetland.

R4028A-17 – Dennis Brant/Alvin B Brant Trust Property: Rezone to create a 5-acre farm consolidation lot around the home and buildings at **N4470 South Schopen Rd** from PIN 014-0615-0712-000 (38.8 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Dennis Brant spoke. He wants to separate 5 acres with all the buildings so someone could use it as a hobby farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass explained farm consolidation acreage, and Zangl expanded upon that explanation. Brant said that he will take all of the information into consideration.

Town Response: In favor, dated 11/6/17 and in the file.

Staff Report: Given by Zangl and in the file.

R4029A-17 – Scott R Anton: Rezone 2 acres of PIN 026-0616-3221-000 (30.8 Acres) for a new building site on **County Rd F** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Scott Anton said that they would like to create a 2-acre split for his wife to have a new home.

Comments in Favor: None

Comments Opposed: Christine Mieske of W1954 Hanson Road is neither in favor or opposed, but wants to know if they're building on County Road F or Hanson Road.

Questions from the Committee: None

Town Response: In favor, dated 11/7/17 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 WITH CONDITIONAL USE PERMIT APPLICATION

R4030A-17 & CU1935-17 – Northern Trail Meats LLC/Scott & Tami Zimmerman

Property: Create a 5.4-acre A-2 lot on **County Road Q** in the Town of Milford and Conditional Use to allow for meat processing with retail sales. This site is part of PIN 020-0814-2112-000 (40 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Petitioner: Northern Trail Meats owner Mark Chenowski spoke. In their Watertown facility, there is no slaughter facility, and he hopes to establish one here and someday move the entire Northern Trails operation to this Milford location.

Comments in Favor: None

Comments Opposed: Carrie Mess, N8485 County Road Q spoke. She is not necessarily opposed to the proposal, but has concerns about sights, sounds and smells from such an operation that could be distressing to their animals, and about pathogen that could be carried to their dairy farm.

Clarence Mess, N8485 County Road Q continued. He also is concerned about the same things Carrie mentioned. The Milford Planning Commission was asked to not allow any A-3 splits on this property, but that did not pass. He feels that a house on this property is one thing that is not needed.

Rebuttal: Chenowski introduced Bill Williams, one of the main employees of Northern Trails and the person in charge of the kill floor. Williams reported that, in response to the concern about pathogens and smells, all the byproducts from the slaughter facility will be

picked up that day. All will be stored inside in a controlled environment. As far as pests go, they have rigorous policies required by the State so there's not a ton of flies or a ton of bugs or animals running around anywhere. The smell will be far less than anyone every expected.

Questions from the Committee: None

Town Response: In favor, dated 11/9/17 and in the file. Zangl noted that the Town approved with the condition that any future A-3 zone requested must be for a family member of the business, only 1 acre in size and must be adjacent to the parcel. Zangl asked if the petitioner understood and agreed. Chenowski understood and agreed.

Staff Report: Given by Zangl and in the file. He asked about the two phases proposed. Chenowski explained.

Reese said that this is such a nice piece of property, and asked if there wasn't a better choice of spots for the operation. Scott Zimmerman answered. They picked this spot because it is one of the sandy, lower producing, less profitable areas on the property. Three phase access is available on County Road Q. They chose a spot away from the intersection as to not congest the traffic patterns and to stay away from neighbors. This is farthest away from anybody who lives near this forty acres. The demand for this is so great because there is no kill floor any longer in Jefferson County. He went on to talk about the economic development opportunities this would provide. He feels it's a win-win situation for the Township, the County and the community.

Zangl asked whether there is a parking plan? How many employees? The slaughter operation would operate one day a week in Phase I, with 5 or 6 employees.

Zangl asked about waste disposal. Williams described the plan in detail.

Zangl asked about noise. Williams further described, explaining that the slaughter floor will be in the center of the building so that very little noise will be heard outside the building.

Zangl asked about outside storage, waste management and road access. Williams and Chenowski explained.

Reese asked if they will be processing deer, to which Chenowski answered yes.

Rinard asked whether live animals will be penned there overnight. Williams responded that they will be penned on the back side of the building within pipe gates for one night and provided hay and water.

Clarence Mess asked that the Town decision be re-read, which Zangl read.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 7:42 p.m.

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

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