

**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, April 19, 2018

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 at 7:00 p.m. Also present were Matt Zangl, Sarah Higgins and Deb Magritz 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 Rinard 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 evening's proceedings.
6. **Public Hearing**
Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 19, 2018, 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-2, AGRICULTURAL AND
RURAL BUSINESS**

R4051A-18 – Randy Schultz: Rezone 0.88 acre from part of PIN 020-0814-2134-000 (38.16 Ac) owned by Eggert Acres LLC and PIN 020-0814-2134-001 (1.84 Ac) owned by Cherise and Jeffrey Kienast to create an A-2 zone on **West Road**, Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER:

Randy Schultz – N8187 Hwy Q, Watertown, WI

- Swapping parts of the property with Kienast in order to build to a shed. Shed will be built between the 2 houses, on the flattest part of the property.

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

CONDITIONAL USE APPLICATION

CU1944-18 – Randy Schultz: Conditional use for storage of non-farm equipment on the proposed A-2 lot noted above. It will be comprised of part of PIN 020-0814-2134-000 (38.16 Ac) owned by Eggert Acres LLC and PIN 020-0814-2134-001 (1.84 Ac) owned by Cherise and Jeffrey Kienast on **West Road** in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER:

Randy Schultz – N8187 Hwy Q, Watertown, WI

- Still does some custom harvesting in the area. The shed is needed for storing personal property such as a combine and other harvesting equipment.

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

- Matt asked if there will be any employees, any bathrooms, or any water service to the shed?
- Randy said there will be no employees, no bathrooms, but there will be water service to wash the equipment.

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

R4052A-18 – Randy Schultz: Rezone to reconfigure a 1.84-acre lot around the home at **N8187 County Road Q** from part of PIN 020-0814-2134-000 (38.16 Ac) owned by Eggert Acres LLC and PIN 020-0814-2134-001 (1.84 Ac) owned by Cherise and Jeffrey Kienast. Rezone to create a 1.12-ac new building site on **West Road** from PIN 020-0814-2134-000 (38.16 Ac) owned by Eggert Acres LLC. The sites are in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER:

Randy Schultz – N8187 Hwy Q, Watertown, WI

- Wants to rezone for a new building site to build a new home. When they sold their property, Eggert Acres wanted all buildings with it, so now he needs a new home.

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

- Matt also commented that they should do the rezone to A-3 for this, and need to make sure they get a new soil test and have an area for the septic.

R4053A-18 – Charles & Jill Hutchins/C & J Hutchins Trust Property: Create a 1-acre building site on **Engelhart Road** and a 3-acre farm consolidation lot around the existing home at **N9338 Engelhart Road** from part of PIN 020-0814-0544-000 (33.796 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER:

Charles Hutchins – N8779 Hwy Q, Watertown, WI

- Wants to consolidate the existing 1 acre lot with the other piece

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

- Matt asked when home was built. Petitioner stated he believes it was built in the early 1900s.

R4054A-18- Debra Stults: Rezone to create a 2.5-acre farm consolidation lot around the home at **N7669 French Road** and a new 1.1-acre building site also on **French Road**, both from part of PIN 020-0814-2744-000 (40 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER:

Debra Stults – N7669 French Rd

- Wants to create a 2.5 acre farm consolidation around the lot and a 1.1 acre building lot by the road

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

- Matt asked when the home was built and where the septic is for that.
 - Petitioner said the house is over 150 years old and the septic is on the old lot where the home is.

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

R4055A-18 – Garry Anderson/Leroy Scheel Trust Property: Rezone to create a 4.5-acre Natural Resource zone near **N6322 Shorewood Hills Road** from part of PIN 018-0713-1614-000 (30.089 Ac) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER:

Garry Anderson – N6322 Shorewood Hills Rd, Lake Mills, WI

- Wants to develop the 4.5 acre lot into prairie land and get the ragweed out. Stated that there is a big erosion problem there, and wants to help correct that.

COMMENTS IN FAVOR:

None.

COMMENTS OPPOSED:

None.

REBUTTAL:

None.

QUESTIONS FROM THE COMMITTEE:

None.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

- Matt suggested that instead of the 10 ft access strip that was proposed, the petitioner may consider a 66 ft access strip instead. With a 66 ft access strip, the property could be sold separately in the future.

Motion made by Reese to adjourn the meeting, and seconded by Jaeckel. Motion carried on a voice vote, and the meeting adjourned at 7:18 pm.


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