

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Don Reese, George Jaeckel, Matt Foelker, Blane Poulson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, May 17, 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 and Sarah Higgins 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 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, May 17, 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 OR FROM A-1 TO R-2, RESIDENTIAL**

R4056A-18 – St Paul’s Evangelical Lutheran Church: Rezone PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac) to bring into conformance an existing church, school, parsonage and teacherage. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Johnny Kopas from W5369 County Road CW, Watertown, WI presented himself as the petitioner for this rezone. He stated that the building at this site was left empty for a number of years. He said there is a need for a daycare in the area, so they would like to turn the existing building into a daycare for the community.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN RESPONSE: Approved and in the file. They deferred final decision to committee on whether or not the parcel should be rezoned to A-2 or R-2.

STAFF REPORT: Given by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATION

CU1945-18 – St Paul’s Evangelical Lutheran Church: Conditional use in either a proposed A-2 zone or an R-2 zone to bring into compliance an existing church, school and parsonage, and to allow conversion of the teacherage for a daycare facility. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia, on PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac). This request is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Johnny Kopas from W5369 County Road CW, Watertown, WI presented himself as the petitioner for this conditional use. He said he did not have anything to add, other than what he already stated for the rezone information for this same parcel.

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. Zangl asked the petitioner to elaborate on information regarding the facility and its proposed use. Kopas stated that the old house will be used for a teacherage, and they also plan on adding a bedroom, for a total of 4 bedrooms. HE also said that an additional exit will be added, everything within the teacherage would be child proofed, and that they would like to add permanent playground as well. Zangl asked about parking, and Kopas stated that there would be enough room for parking without any issues. Zangl asked about the hours of operation. Kopas stated that it would be open from Monday – Friday from 5:30 a.m. to 5:30 p.m. Zangl also asked about information regarding the addition of a bedroom, and how that would affect the septic system. Kopas stated that it shouldn't change the load for the system because the daycare will be mainly for infants through toddlers around the age of 2. Zangl stated that there may be a need for a possible update of the septic, and/or a letter from a plumber stating that there will be no change to daily flows to the septic with the addition of a bedroom.

**FROM A-1, EXCLUSIVE AGRICULTURAL AND FROM A-3,
AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R4057A-18 – Ronald C Maas: Rezone all of PIN 032-0815-2621-000 (16.6 Ac) from A-1 to A-2 and part of PIN 032-0815-2621-002 (1.69 Ac) from A-3 to A-2. The site is on **County Road D** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ronald C and Linda Maas from N8085 County Road D, Watertown, WI presented themselves as the petitioner for this rezone. Ronald stated that he is requesting a portion of his parcel be rezoned and added to the A-1 parcel, which will then be rezoned to A-2 for a golf farm. He also stated that there is an existing culvert and gravel parking lot for guests. There is also a clubhouse and restroom facility available. The restrooms are hooked up to the existing working septic system he has on the property. Maas stated that he believes the proposed golf farm will increase tax base and provide another form of recreational use for residents in the

area. Maas stated that he has already spoke with all adjoining property owners to get their thoughts and opinions on what he is looking to do. Maas said no one was opposed. Maas said that the Town suggested that he speak with the adjoining property owner to the south about putting up a privacy fence. Maas said he spoke with that neighbor, and the neighbor stated that he would like a 6' privacy fence to be installed. Maas said he has no problem doing that and has already started that project. Maas also stated that grass seed has been planted in a lot of the playing areas already.

COMMENTS IN FAVOR: Gilbert Melcher from N7717 D Ln, Watertown, WI stated that he rents land from Maas, and that he would be in favor of this rezone and proposed golf farm.

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 PERMIT APPLICATION

CU1946-18 – Ronald C Maas: Conditional use to create a golf farm/golf course in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance near **N8085 and N8073 County Road D**. This is comprised of all of PIN 032-0815-2621-000 (16.6 Ac) and part of 032-0815-2621-002 (1.69 Ac) in the Town of Watertown, in a proposed A-2 zone.

PETITIONER: Ronald C and Linda Maas from N8085 County Road D, Watertown, WI presented themselves as the petitioners for this conditional use permit. Maas said he did have a list of the adjoining property owners he spoke with, and that he would include it with the file. Other than that, he did not have anything else to add, other than what he had already stated for the rezone information for this same parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass asked how many holes would be present on the golf farm. Maas answered by stating that there will be 7 total holes, but 9 playable. Two of the holes would be played twice in the opposite direction.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file. Zangl also asked if they had a parking plan. Petitioner said they have 6 spots available on full gravel, and 2 spots that would be part gravel and part in the grass, for a total of 8 parking spots. Zangl asked how many people a day they would be expecting. Petitioner said he was thinking 2 foursomes a day, or a group of 6. He is looking for no more than that at one time. Zangl asked if any signs would be present. Petitioner said he was looking into having just one sign out by the road. The sign would not be in the road, but would be alongside it on his property. Zangl asked what the hours of operation would be. Petitioner said hours would be for 7 days a week from dusk until dawn. Zangl asked about any possible lighting. Petitioner said there would be no extra lighting for the course. Play would be done after it turned dark, so lighting would not be necessary. Zangl asked if the petitioner had worked with highway department regarding access for approval, and that they would need to approve the location. Also stated he spoke with Brian from highway department about the traffic it would cause, but that was answered by the amount of people petitioner is expecting to be there at any given time. Petitioner said highway guy was out there to investigate access for golf farm, and that there shouldn't be an issue with that. Zangl asked if petitioner had any plan regarding grading or stormwater. Petitioner said that at this time he does not have a plan for that. Zangl then asked about the restrooms. Petitioner said they are hooked up the current septic system on the property. He said he previously had a camper hooked up to it, so he is not expecting a big difference. Zangl stated this system would need to be evaluated to make sure it is sized correctly to handle being hooked up for restrooms for golf farm visitors.

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

R4058A-18 – Sonja Kruesel/Dennis & Pamela Staude Trust Property: Create two, 2-acre building sites from part of PINs 032-0815-3322-002 (7.15 Ac) and 032-0815-3324-000 (20 Ac) along **Switzke and Emerald Roads** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Sonja Kruesel from N7886 County Road X, Watertown, WI presented herself as the petitioner for this rezone. She said that they were looking to create 2, 2-acre parcels both zoned A-3. She said that a per test was completed and it was reported that both sites would work for a conventional septic system. She stated that the area is made up of non-prime soils. Kruesel also stated that they did have access granted from the Highway Department for both proposed parcels. Kruesel also stated that there is enough room on the proposed parcels for buildings to be developed without interference of the 20% slope.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass sated that he only had a question regarding the 20% slope, but his question was already addressed by the petitioner in her opening statement.

TOWN RESPONSE: Approved and in the file.

STAFF REPORT: Given by Zangl and in the file.

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

R4059A-18 – Thomas Wilson/Lindlland LLC Property: Rezone 24 acres, a part of PINs 010-0615-2643-000 (40 Ac) and 010-0615-2642-000 (40 Ac) along the Bark River and near **Hess Lane** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Wilson from 415 Shore Dr, Mukwonago, WI presented himself as the petitioner for this rezone. He said he applied for a variance to gain access for this landlocked property from his parents' property through an easement. He stated that this request was granted by the Board of Adjustment Committee last week. Wilson also stated that he will be using the parcel for recreational use only. He said that there will be no buildings put up here.

COMMENTS IN FAVOR: Lindlland LLC from N2751 Haas Rd, Jefferson, WI said that he currently owns the parcel and that it has always been landlocked for him. There he took the opportunity to sell it to the interested party and supports the decision for the parcel to be rezoned to natural resources.

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.

R4060A-18 – John & Beverly Hachtel: Rezone PINs 026-0616-3033-000 (39.72 Ac) and 026-0616-3034 (40 Ac) near **Hanson Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: John and Beverly Hachtel from W2479 Hanson Rd, Jefferson, WI presented themselves as the petitioners for this rezone. Hachtel stated that the parcel will be used strictly for hunting land. He did also say that there was a pond in the back of the parcel that is also used for recreational purposes. Hachtel then said that part of the parcel is rented out for cropland.

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. Zangl also asked if they planned to crop the land in coming years. The petitioner responded by saying they plan on putting the parcel up for sale, so that decision will be up to the new owners. Zangl then let the petitioner know that continual cropping of the land may require a conditional use permit if rezoned to a NR zone, so the new owners would need to be made aware of that for any future decisions.

Motion by Reese, seconded by Jaeckel to adjourn. The motion carried and the meeting adjourned at 7:36 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