

**MINUTES OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker and Blane Poulson*

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

**DATE:** Thursday, November 15, 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 Steve 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 Reese, seconded by Jaeckel to approve the agenda as presented. Motion carried on a voice vote with no objection.

**5. Explanation of Public Hearing Process by Committee Chair**

Chairman 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, November 15, 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**

**R4110A-18 – Krista Crossman & Melissa Hafenstein:** Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Krista Crossman (W8628 County Road B, Lake Mills, WI) and Melissa Hafenstein (N7239 Rock Lake Rd, Lake Mills, WI) presented themselves as the petitioners for this rezone. They stated they would like to upgrade their barn for a place to process and make wine. The barn would be used for a winery, tasting room, and small event space.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU1968-18 – Krista Crossman & Melissa Hafenstein:** Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Krista Crossman (W8628 County Road B, Lake Mills, WI) and Melissa Hafenstein (N7239 Rock Lake Rd, Lake Mills, WI) presented themselves as the petitioners for this conditional use. The conditional use permit is needed in order to run a winery, tasting room, and small event space. The hours of the winery would be Thursday, Friday, and Saturday from 1pm – 6pm and one Sunday per month. If an event is scheduled, the wine tasting room would be closed for the event.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked how late events would run. Patrons would be out by midnight.

**STAFF:** Given by Zangl and in the file. Zangl asked if there are plans for bathrooms in the barn. It was explained that a new septic would be installed for the bathrooms. Zangl stated it would be a 300 person capacity for the barn. Zangl also clarified that food would be catered in. It was also mentioned that there is a parking plan for 59 parking spots.

**TOWN:** In favor.

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

**R4111A-18 – ADL Properties LLC:** Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The land was purchased with 2 farmsteads and he would like a farm consolidation for both farmsteads. This would be maxing out on the amount of buildable lots. It was explained that the plans are clustered and all have good road access.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone. He explained that this would be a lot of change on Turner Rd and was concerned about such a big impact on a small area.

**REBUTTAL:** Lindl explained that there is no intent to build here in the near future; this is being done while asking for the farm consolidation just to get it all done at the same time.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl stated that it would be up to the Committee to determine whether the land would be classified as prime or non-prime soils because of a close determination. Zangl explained an affidavit would be required if this were approved because all of the available splits would be used. Zangl then explained that a part of the lot had a 20% slope, and anything over 20% cannot be built on.

**TOWN:** In favor.

**R4112A-18 – ADL Properties LLC:** Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Lindl explained petition for splits and farm consolidation.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone for the same reasons as previously stated.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked what year the house on the property was built. To the best of Lindl's knowledge, the house was built around 1905.

**TOWN:** In favor.

**R4113A-18 – ADL Properties LLC:** Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Lindl explained this is the petition for the farmstead and building site in the town of Sullivan because this farm is situated in two different townships.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone for the same reasons as previously stated.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house on the property was built. Lindl was unsure of the exact year the house was built, but it was prior to 1970. Lindl also explained that a reason for the requested lot size was to accommodate for enough room for the septic system to be replaced on the property.

**TOWN:** In favor.

**R4114A-18 – Richard & Marcia Bienz:** Create a 1.27-ac building site along **Staude Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard and Marcia Bienz (2665 N 130<sup>th</sup> St, Brookfield, WI) presented themselves as the petitioners for this rezone. They would like to create a homestead hobby farm as their retirement home, and it is the intent to maintain the agricultural integrity of the area.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if the remaining A-1 land would still have access. Petitioner explained there would still be access right onto the road. Zangl asked petitioner to explain how the plans were drawn up and ideas for clustering. Petitioner explained the driveway would be up the western side of the property, and it was the idea to stay away from building on prime agricultural area of the land. Zangl also mentioned this would be the last available A-3 lot on this property.

**TOWN:** In favor.

**R4115A-18 – Serendipity Events LLC:** Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mike Mosher (N9038 Setz Ln, Waterloo, WI) presented himself as the petitioner for this rezone. It was explained that he is requesting a farm consolidation around the home, barns and other buildings, and an additional acre included. The remaining 37 acres would be sold off to current renter of that land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Peter Rusch (N9043 Setz Ln, Waterloo, WI) spoke in opposition of this rezone. It was suggested that the proposal be changed to 2-acres instead of 3, and that the existing Conditional Use Permit for the bed & breakfast business be terminated.

**REBUTTAL:** Mosher explained that 3 acres were proposed in order to accommodate the 66' frontage requirement along Setz Ln. The proposed lot was extended to the south for full frontage and also to give extra room to accommodate a new septic system in the near future. There are no intentions of starting up the bed & breakfast operation again, as that conditional use was used by the previous owner of the property. Barn weddings were being run at the property, but that operation has since stopped. There may also be a want for a pole barn to be built on the 3-acres in the future.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked what year the house was built. The petitioner stated the home was built in 1894.

**STAFF:** Given by Zangl and in the file. Zangl asked if there would be access for the remaining A-1 acres. Mosher stated there would be 2 access points to the east and 1 to the south. Zangl also went onto explain that in order for a property to qualify for a farm consolidation, there must be at least 35 acres of contiguous A-1 land left. A surveyor recently worked with this rezone and came up with a proposed plan that accommodated the requested 3-acre A-3 lot, along with keeping 35 acres of contiguous A-1 land. Zangl also stated it would be up to the committee on whether or not they choose to still honor the Conditional Use Permit issued in 2014 for the bed & breakfast. Zangl asked the petitioner if they still wanted the existing Conditional Use. The petitioners stated they would have no need for it.

**TOWN:** In favor.

**R4116A-18 – Karen Mueller:** Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Randal Mueller (N8635 County Road E, Watertown, WI) presented himself as the petitioner for this rezone. Mueller explained that his brother originally bought the property for their mother who had passed away, and now the intent is to split and sell the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if the petitioner has worked with the Highway Department for access. Mueller explained there is an existing culvert for field access that can be used, and is thought to be the safest point to enter onto Hwy E.

**TOWN:** In favor.

**R4117A-18 – Diane Origer:** Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Diane Origer (W2905 Pipersville Rd, Watertown, WI) presented herself as the petitioner for this rezone. She explained she would like to parcel off the buildings and farmland to sell it to her son. There are a lot of buildings which is why the full 5-acres were requested. There is also no problem with access to the fields.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Origer stated it was built in 1862. Zangl also stated that there is a septic permit on file for the existing home, and that the remaining A-1 acreage does have access.

**TOWN:** In favor.

**R4095A-18 – Brian & Jennifer Statz:** Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained this is his old home, and they still own the land around it. They would like to split the land around the home and sell it off later.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Statz stated it was built in the 1920's. Zangl then asked if there would be access for the remaining A-1 land, and Statz said yes.

**TOWN:** In favor.

**R4096A-18 – Brian & Jennifer Statz:** Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz would like to split the buildings off and put the second proposed lot behind the proposed farm consolidation lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Statz stated the home was built in the 1920's.

**TOWN:** In favor.

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

**R4097A-18 – Brian Statz:** Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained this lot would connect the adjoining A-3 lot through the woods.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

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

**R4118A-18 – John & Dee Winkelman:** Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Stade (W5289 Bockmann Ln, Jefferson, WI) presented himself as the petitioner for this rezone on behalf of John and Dee Winkelman. Stade explained that they would like to split the property off around the home and sheds, and that the house was built pre-1970's.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there is access for the remaining A-1 land, and there is access to the south. Zangl also stated there is a septic permit on file for the home.

**TOWN:** In favor.

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

**R4119A-18 – John & Dee Winkelman:** Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Stade (W5289 Bockmann Ln, Jefferson, WI) presented himself as the petitioner for this rezone on behalf of John and Dee Winkelman. This land is all wetland woods, and they would like to split it off to sell it to someone for recreational use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.



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

**R4120A-18 – Daniel & Kristia Loeder:** Rezone to create a 5.1-ac farm consolidation lot at N3421 Bente Rd in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Loeder (4410 Buckley Ridge Cir, Cottage Grove, WI) presented himself as the petitioner for this rezone. Loeder explained they bought the property and would like the farm consolidation around the home and buildings, and then sell off the remaining land around it. There are no intentions of creating additional lots.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Loeder stated it was built between 1880 and 1890. Zangl asked about access for the remaining A-1 land, and there is access for it.

**TOWN:** In favor.

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

**R4121A-18 – Daniel & Kristia Loeder:** Rezone to create a 38.4-ac Natural Resource zone near N3421 Bente Rd from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Loeder (4410 Buckley Ridge Cir, Cottage Grove, WI) presented himself as the petitioner for this rezone. Loeder explained this land is primarily woods and swampland, and is not tillable. The land would be best used for recreational use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATION

**CU1969-18 – Straussdale Holsteins LLC:** Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

**PETITIONER:** Jim Strauss (N7781 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this conditional use. Strauss explained there will be no more expansion or building; they just want to maintain the number of cattle they already have.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Joe Strupp from Jefferson County Land and Water Conservation Department explained that no more animals have been recently added, and this is to bring this farm into compliance. The petitioners have filled out all necessary application materials and submitted all plans. Their application was recommended complete to the Zoning Committee by the Land and Water Conservation Department. The Committee accepted the completeness on August 28, 2018.

*Because this petition involves ATCP51, a verbal role call was taken and all members of the Committee were present.*

**TOWN:** In favor.

**Supervisor Reese moved to adjourn at 7:47 p.m., and was seconded by Supervisor Jaeckel. Motion passed unanimously on a voice vote.**

**Minutes prepared by:** *Sarah Higgins*  
Zoning/On-Site Waste Management Technician  
Jefferson County Planning and Zoning Department



**Supervisor Reese, Planning & Zoning Committee Secretary**