

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

Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

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

DATE: Thursday, January 17, 2019

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

Nass, Jaeckel, Poulson, and Zastrow were all present at 7:00 p.m. Foelker was absent and excused by Chairman Nass. Also present were Matt Zangl and Lindsey Schreiner of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

Poulson verified that the meeting was being held in compliance with open meetings law.

4. Approval of Agenda

Motion by Jaeckel, seconded by Poulson 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, January 17, 2019, 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

R4126A-19- Marvin Graaf Jr: Create a new 2-acre building site north of **N1023 County Road K** in the Town of Koshkonong from part of PIN 016-0514-2231-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Marvin Graaf Jr (N1023 County Road K, Fort Atkinson, WI) explained that he wants to create the A-3 building site to construct a new home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked petitioner if he had reached out to the Highway Department at all yet. Graaf answered no and Zangl encouraged him to do so, and that he had also reached out to them, so access for the proposed lot can be approved. Zangl discussed the debate whether location of site was considered prime or nonprime agricultural land. Mark Anderson (surveyor) showed it as nonprime. The Land and Water Conservation Department showed the location as 52-54% prime. Outcome was left to be determined by the committee.

TOWN: Approved by Town on 12-12-2018.

R4127A-19 – Dean & Sandra Yandry: Create a new 2-acre building site south of N1923 County Road N in the Town of Koshkonong from part of PIN 016-0514-1241-000 (35.09 Ac) and 016-0514-1214-003 (29.063 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) was present on behalf of Dean & Sandra Yandry. Stade explained that property owners would like to create a 2-acre building site in former cow pasture to build a home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked petitioner if he had reached out to the Highway Department at all. Stade answered not yet. Zangl said that he did and they will hear back the answer prior to the Decision Meeting.

TOWN: Approved 12-12-2018.

R4128A-19 – Karl H Zinser Estate: Create a 3.66-acre lot around the home and buildings at N9469 West Road in the Town of Watertown from part of PIN 032-0814-0342-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Attorney Robert A. Bender (902 S Eighth Street, Watertown, WI) represented the Karl H Zinser Estate. In Karl's will, he set up a scholarship program with Watertown High School and upon the sale of tillable acreage he wants the farmstead split off so Karl's brother can reside there. And after his death, the property's sale will also be donated to the Watertown Community Foundation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dennis Stilling (N5315 Harvey Road, Jefferson, WI) stated that he opposed the size of the proposed A-3 lot. He owns property to the north and is the successful bidder for the remaining Zinser farmland. He said that the letter from his attorney (in file) will spell out some of his concerns. One of his concerns is that the property would be taken out of the tax roll, and that a smaller lot would have less of a tax impact.

REBUTTAL: Bender answered no, the property will not be taken off of the tax roll because it will be conveyed to the Zinser Trust.

QUESTIONS COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked Bender if he knew approximately how old the house was. Bender answered a long time ago, yes pre-1970's. Zangl also verified that a letter from Attorney J. Vance on behalf of Dennis Stilling is in file. Zangl explained that since the preliminary csm was completed, structures to the north have been removed and that is why there is a question posed to reduce the size of the lot. Stan Jones (W6520 Hwy J, Clyman, WI) added that to the north of buildings, the septic system runs up almost to concrete slab, and that is why area is included in lot. Zangl said that he will check if there is a sanitary permit on file and relay to committee before the decision meeting.

TOWN: Approved 12-10-2018.

CONDITIONAL USE PERMIT APPLICATION

CU1970-19 – Craig Lang: Request to modify the existing CUP to include expansion of the extensive on-site storage structure, allowing a showroom and indoor storage addition at **W8528 and W8536 US Highway 12**, Town of Oakland. The site is on PIN 022-0613-2111-005 (0.879 Ac) in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Craig Lang (804 N Main St, Fort Atkinson, WI) explained that he wants to put an addition on the storage building to the north, and one on the old town hall building to the west as well. He needs more storage for UTV's, etc.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked Lang if he planned on keeping everything else in his original conditional use the same. Lang answered yes. Zangl asked that Lang briefly discuss his business expansion. Lang answered that he buys salvage vehicles and in order to bid on vehicles, he needs a license from the DOT.

TOWN: Approved 11-20-2018.

Supervisor Jaeckel moved to adjourn at 7:17 p.m., and was seconded by Supervisor Poulson. Motion passed unanimously on a voice vote.

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

Supervisor Poulson, Planning & Zoning Committee Secretary



