

**STAFF 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, June 20, 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 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 Lindsey Schreiner of the Planning and 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

Moved by Supervisor Jaeckel, seconded by Supervisor Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.

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 on June 20, 2019, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **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 R-2, RESIDENTIAL-UNSEWERED TO A-2, AGRICULTURAL AND RURAL BUSINESS
AND CONDITIONAL USE PERMIT APPLICATION**

R4160A-19 – Randy Braunschweig/Jennifer Miles: Create a 0.6-acre A-2 zone from an existing R-2 zone at **N643 Wishing Well Ln.** The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Randy Braunschweig (N643 Wishing Well Ln, Fort Atkinson, WI 53538) explained that he is looking at putting up a 50 x 81 building to store equipment for the business and is also proposing to create the A-2 zone in order to operate his business.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl noted that it could be a standalone separate saleable parcel, but that is not the intent of the petitioners.

TOWN: Approved 5-8-19.

CU1988-19 – Randy Braunschweig/Jennifer Miles: Conditional use to allow for a lawn care and snow removal business in a proposed A-2 zone at **N643 Wishing Well Ln.** The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Randy Braunschweig (N643 Wishing Well Ln, Fort Atkinson, WI 53538) explained that employees meet at the home, leave to head to jobs, and then come back to go home. He explained that the site will basically be used solely for storage of business equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass asked where parking will be located. Braunschweig answered that parking will be in driveway area and not on road.

STAFF REPORT: Given by Zangl and in the file. Zangl asked if there will be bathrooms on site. Braunschweig answered no. Zangl asked if there will be any signs. Braunschweig answered no and the hours of operation will be between 7am and 6 pm.

TOWN: Approved 5-8-19.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4161A-19 – Anfang Properties LLC (Tom Anfang): Create a 4.9-acre A-2 zone for agricultural use at **N4932 County Road P.** The site is on PIN 006-0716-3143-002 (9.00 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Drive, Sullivan, WI 53178) would like to split the buildings off and separate the wetland reserve to sell it. He is working out of the site for strictly agricultural use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved 4-8-19.

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

R4162A-19 – Michael Brunk: Create an approximately 5.5-acre A-3 zone from an existing A-1 zone off of **County Road N**. The site is on PIN(s) 002-0714-1143-001 (15.00 Ac) and 002-0714-1142-002 (33.89 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Michael Brunk (212 Woodland Ct, Lake Mills, WI 53551) explained he is representing his wife and two sisters that own the land. The property has been through two major road projects. Soil test has passed. They are looking to be able to separate property from main crop land to market lot and sell it.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass emphasized that no building can be developed on the 20% slope area.

STAFF REPORT: Given by Zangl and in the file. Soils are non-prime due to borrow bit from development of I-94. Zangl asked if the slopes were man made or natural. Brunk answered they are natural. They noted that the depth of compaction of the soil is down to nine inches.

TOWN: Approved 5-8-19. The Town conditioned that the driveway is developed 12 inches above grade. (Of which has been fulfilled).

R4149A-19 – Gregg Stephan: Create a 2.00-acre A-3 farm consolidation lot around the home and buildings at **N3056 Will Road**. The site is on PIN 010-0615-3032-000 (27.52 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Gregg Stephan (6375 Grossepark Rd, Sun Prairie, WI 53590) explained that he is looking to break off parcel for a lot to go around the home. The current renter will be purchasing the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked how old the house is. Stephan answered old, (pre 1978). Zangl asked if there is remaining A-1 access. Stephan answered yes. Note: no septic system on file.

TOWN: Approved 3-4-19.

R4163A-19 – John Genz: Create a 3.00-acre A-3 farm consolidation lot around the home and buildings at **N7524 County Road P**. This site is on PIN 012-0816-3123-000 (25.26 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: John Genz (N6135 S Farmington Rd, Helenville, WI 53137) explained that he wants to split 3 acres off and keep the 65 acres remaining.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass asked if the house was pre-1978. Petitioner answered yes.

STAFF REPORT: Given by Zangl and in the file. Zangl asked if there was a reason for asking for the entire 3-acres. Genz answered that it properly squares up south property lines for farming. Zangl mentioned to owner that the highway department noted that the culvert on the property is damaged. Owner was unaware.

TOWN: Approved 5-13-19.

R4164A-19 – Ned Palm: Create a 1.58-acre A-3 farm consolidation lot around the home and buildings at **W3954 US Highway 18**. This site is on PIN(s) 014-0615-0421-001 (0.61 Ac) and 014-0615-0421-003 (16.20 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ned Palm (W3664 Highway 18, Helenville, WI 53137) explained that he wants to add land onto this property because the existing septic system is located outside the current lot.

COMMENTS IN FAVOR: Dale Weis (N4930 Probst Ln, Helenville, WI 53137) is in favor. He explained that he installed the septic system for the property. He believes the land is necessary for future replacement sites. Jean Weis (N4930 Probst Ln, Helenville, WI 53137) is also a neighbor in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked how old the house is. Palm answered it was built in the 1940's.

TOWN: Approved 5-7-19.

R4165A-19 – Thomas and Kathleen Kasten: Create a 4.00-acre A-3 zone from an existing A-1 zone near **N6867 County Road Q**. This site is on PIN(s) 020-0714-0922-001 (5.00 Ac) and 020-0714-0811-002 (14.65 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Thomas Kasten (W6636 County Road A, Lake Mills, WI 53551) explained that he is looking to create a building lot for a family member on their land. There has never been a dwelling on this parcel. He emphasized that very little good ag land will be consumed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved 5-9-19.

CONDITIONAL USE PERMIT APPLICATION

CU1990-19 – James Buth: Conditional use to allow for 1,500 sq. ft. extensive on-site storage structure in an R-2 zone at **W5780 S Ra-Le Dr**. This site is on PIN 016-0514-1514-024 (0.459 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: James Buth (W5780 S Ra-Le Drive, Fort Atkinson, WI 53538) explained he'd like to put up a garage in his back yard for storage of vehicles so they are not all parked out front. There will be no business use, but only personal use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl confirmed the height of the proposed structure with Butth as 16 feet. Zangl asked if there will be outside lighting. Butth answered maybe in the future. Zangl asked if there will be any bathrooms. Butth answered no bathrooms. It was mentioned that in the 2018 aerial it shows a lot of outside storage. It was questioned if this structure is going to store all of the vehicles/equipment shown. Butth answered yes, everything will fit inside. Zangl asked if there will be any screening. Butth answered the only screening will be a 30 x 40 garden.

TOWN: Approved 5-8-19.

CU1992-19 – Jacob Dondlinger: Conditional use for a home occupation to allow for the storage of business vehicles in an A-3 zone at **N8579 County Road X**. This site is on PIN 032-0815-1644-000 (2.20 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jacob Dondlinger (908 Liberty Ln, Watertown, WI 53094) explained he is proposing for part of the shop to be used for a small business and the rest of the structure will be used for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked if he could explain the business. Dondlinger answered that there will be two employees and the public does not come on site. It will be basically used to store 1-ton vehicles when they are not in use. Employees will leave in the morning, and come back at night. Zangl asked if there will be outside lighting. Dondlinger answered yes. Zangl asked if all equipment will fit in building. Dondlinger answered yes.

TOWN: Approved 5-13-19.

CU1989-19 – Jay and Sharon Wiedenfeld: Conditional use for an ATCP 51 regulated livestock facility for a 529 animal unit dairy operation at **W6864 County Road B**. This site is on PIN(s) 002-0714-1723-000 (23.542 Ac) and 002-0714-1722-000 (38.09 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Wiedenfeld (N6372 Wollin Rd, Lake Mills, WI 53551) explained that he is looking to eliminate a series of open front cattle sheds and combine cattle together in one enclosed free-stall barn.

COMMENTS IN FAVOR: Paul Garity (N6557 Wollin Rd, Lake Mills, WI 53551) was in favor of the petition. Garity explained that Wiedenfeld rent his property and they keep up with their property and keep it clean. He commented that the farm is in compliance and that they operate quite well.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved 12-12-18 with conditions in file.

**Supervisor Jaeckel moved to adjourn at 7:31 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

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

