

**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, July 18, 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 Supervisor Jaeckel at 7:00 p.m.

2. Roll Call

All Committee members except for Chairman Nass 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

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

4. Approval of Agenda

Motion by Foelker, seconded by Zastrow to approve the agenda as presented. Motion passed 4-0 on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

Jaeckel explained the evening 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 Thursday, July 18, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4166A-19 – Anfang Properties LLC: Rezone to create two, 2-acre building sites near N5185 County Road P from part of PIN 006-0716-3121-000 (34.8 Acres) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. Anfang explained they would like to create 2 buildable lots to have for the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property: Create a 5-acre farm consolidation lot around the home and buildings at **W7091 County Road J** from part of PIN 014-0614-1912-000 (39.78 Acres) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Anderson (W6141 Star School Rd, Fort Atkinson, WI) presented himself on behalf of the petitioner for this rezone. Anderson explained this is a requested farm consolidation, and they are requesting the maximum of 5 acres to increase for the maximum number of animal units allowed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked what year the house was built and about driveway access. The house was built prior to 1976 and there is a 66 foot strip on the west side for access for the rest of the land that has been approved by the Highway Department.

TOWN: In favor.

R4168A-19 – Michael Larson/Milo Larson Trust Property: Create a 1-acre farm consolidation lot around the home and buildings at **W8731 Advent Rd** in the Town of Oakland from part of PIN 022-0613-3331-009 (9.36 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Aaron Larson (53 Shank St, Madison, WI) presented himself on behalf of the petitioner for this rezone. Larson explained the request for a 1-acre farm consolidation around the existing house to separate it from the land on the other side of the road.

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 and if there would be access for the remaining A-1 land. Larson stated the house was built pre-1900 and that there would be access for the remaining A-1 down by County Road A.

TOWN: In favor.

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

R4158A-19 – Mark A Meyer: Rezone PIN 016-0513-3442-002 (0.47 Acre) to A-1 to add it to adjoining A-1 zoned property. The site is in the Town of Koshkonong, near **N278 Pottawatom Trail**. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Meyer (N630 Blackhawk Bluff Dr, Milton, WI) presented himself as the petitioner for this rezone. Mark explained this was to resolve an existing violation of illegally transferred land after putting up a fence along what was presumed to be the property line.

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-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2/AGRICULTURAL AND RURAL BUSINESS

R4169A-19 – Mark Marsh: Create a 1-acre A-2 zone from part of PIN 022-0613-1324-000 (13.618 Acres) at **N3888 Scheppert Rd**, in the Town of Oakland. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Marsh (N3888 Scheppert Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Marsh explained the rezone request was to allow for the construction of greenhouses to sell goods from.

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 APPLICATIONS

CU1993-19 – Mark Marsh: Conditional use to allow an aquaponics business in the proposed A-2 zone at **N3888 Scheppert Rd** in the Town of Oakland. The site is part of PIN 022-0613-1324-000 (13.618 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Marsh (N3888 Scheppert Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Marsh explained that the proposed conditional use would consist of the growing and sale of lettuce, leafy greens, and fish. These items would also be sold off property to schools, restaurants, etc. Marsh also included the want for the business to be used for educational purposes, and to allow students to have field trips to the property to learn about aquaponics.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Jaeckel asked about parking. Marsh explained there is an existing driveway with the culvert to the parking lot that can hold 10-15 cars and a school bus.

STAFF: Given by Zangl and in the file. Zangl also asked about hours of operation, public coming to the site, and if there will be any employees. Marsh explained there will be public to the site and they will have 3 employees.

TOWN: In favor.

CU1994-19 – Paul Ulik: Conditional home occupation to allow for a carpet cleaning business and storage of equipment in an A-3, Agricultural/Rural Residential zone at **W2328 Majesta Ct**, in the Town of Ixonia. The site is on PIN 012-0816-1821-003 (1.69 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Attorney Christopher Koppes (138 Hospital Dr, Suite 100, Watertown, WI) and Paul Ulik (W2328 Majesta Ct, Watertown, WI) both appeared on behalf of the petition. Koppes explained that the garage being proposed would be built on the southwest corner of the lot and would be 36' x 54' and 19' in height. The purpose of the garage would be for storage for a carpet cleaning business.

COMMENTS IN FAVOR: Tim Koch (W2322 Majesta Ct, Watertown, WI) spoke in favor of the conditional use if the following conditions were applied: documentation, the desire to see the final proposed plans, a maximum of 2 trucks, no public present to the site or warehousing, no dumpsters or signage, color blend the proposed garage to match the house, and no extremely large commercial trucks (weighing over lbs) present at the site.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about signs, lights, public to the site, employees, and hours of operation. Ulik explained there would be no signs or public to the site. The only lighting would be a standard outdoor light. There will only be 2 employees (family members) and another couple that is subcontracted out. There will also be no set hours, as business depends on work load from day to day.

TOWN: In favor.

CU1995-19 – Koenig Structures Unlimited LLC: Conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. The site is on PIN(s) 014-0614-2312-008 (2 Acres) and 014-0614-2312-009 (1 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Koenig (1401 Industrial Dr, Jefferson, WI) presented himself as the petitioner for this conditional use. Koenig explained the request was originally for (4) 2 bedroom duplexes, but has since changed to a request for (8) 1 bedroom duplexes instead. It was explained that the mound system on-site is feasible to accommodate 18 bedrooms. The proposed duplexes would be under a condo association.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the parking plan and if a surveyor had done a plot plan for the site yet. Koenig explained there would be a 2 car garage for each unit and there would also be a connecting driveway and private road leading into the grounds from County Road K. Koenig then explained that he was looking for approval for his conditional use before purchasing a plan from a surveyor, along with making the investment for a larger well and septic inspection. Zangl also made mention that if approved, he would like to see it conditioned upon review of the final site plan from the Zoning Department.

TOWN: In favor.

CU1996-19 – Gregory & Sara Heideman: Conditional use to allow for boarding and daycare of cats and up to 12 dogs, and potential future grooming at **W9130 London Rd.** The site is in the Town of Lake Mills on PIN 018-0713-3221-001 (32.732 Acres) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Lindsey Kjendlie (W9122 London Rd, Cambridge, WI) presented herself as the petitioner for this conditional use. Kjendlie explained the conditional use for a dog day care and boarding facility that would take place in an existing building on 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 the petitioner to expand on details of the proposed operation. Kjendlie explained she would be the only employee and that she would be there 24/7 to care for the animals, with drop off/pick up in the morning and/or evenings. Kjendlie also addressed plans for waste disposal.

TOWN: In favor.

CU1998-19 – C Blair & Tracie Kransberger: Conditional use for a 4,000 square foot extensive on-site storage structure near **W9466 Lake Dr**, Town of Sumner. The site is zoned R-1 on PIN 028-0513-1943-054 (1.668 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Blair Kransberger (W9466 Lake Dr, Edgerton, WI) presented himself as the petitioner for this conditional use. Kransberger explained the proposal for a 40' x 100' pole barn behind the home that would have multiple trees around it.

COMMENTS IN FAVOR: Mark Turner (W4931 Lake Dr, Edgerton, WI) spoke in favor of this petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Jaeckel asked if the structure would be used for personal storage. Kransberger explained it would be used for personal storage of a boat, jet skis, four-wheelers, etc.

STAFF: Given by Zangl and in the file. Zangl also asked if there would be a bathroom in the proposed barn. There will not be a bathroom present.

TOWN: In favor with the condition that the proposed structure does not exceed 22 feet in height.

CU1997-19 – Steven & Debra Magritz: Conditional use for an intensive ag dairy operation allowing up to 400 animal units on PIN(s) 022-0613-1344-000 (37.2 Acres), 022-0613-1341-000 (37.78 Acres), 022-0613-1342-000 (30 Acres), 022-0613-1343-000 (40 Acres) and 022-0613-2411-000 (33.702 Acres). The site is at **N3781 County Road G** in the Town of Oakland, in an A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Magritz (N3781 County Road G, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Magritz explained the request for the increase to 400 animal units. Magritz explained this does not mean 400 animals. There would be around 200 milking cows with the young stock to go with it.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Zastrow asked for a description of the total number of animal units being requested. Magritz explained there would be approximately 210 mature dairy cows, approximately 55 large heifers and then down the line with the younger stock from there.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties: Conditional use for mineral extraction on PIN(s) 030-0813-2731-000 (54.136 Acre) and 030-0813-2734-000 (20 Acres) owned by the Glenn and Jody Wolff Trust, and PIN 030-0813-2734-001 (20 Acres) owned by the J & K Strauss Trust. The sites are in the Town of Waterloo, near **N7933 State Road 89** and the property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance, Jefferson County Reclamation Ordinance, and Wis. Stats. Chapter NR 135.

A reclamation plan amendment meeting the criteria of NR 135 and Jefferson County Ordinance was received on June 7th, 2019 by the Jefferson County Land & Water Conservation Department. The modification is an amendment to the currently approved plan and incorporates PIN 030-0813-2734-001.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance require a public hearing for the amendment to the reclamation plan. All reclamation related public testimony shall be considered when reviewing the plan amendment. The plan amendment is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during normal business hours.

PETITIONER: Glenn Wolff (N7933 State Road 89, Waterloo, WI) presented himself as the petitioner for this conditional use. Wolff explained this is just an expansion to start expanding on the other side of the existing mineral extraction operation. Wolff also added there will only be 5 total areas being excavated from.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

**Supervisor Zastrow moved to adjourn at 7:45 p.m., and was seconded by Supervisor Poulson.
Motion passed 4-0 on a voice vote.**

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

A handwritten signature in black ink, appearing to be 'S. Higgins', written in a cursive style.

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

