

**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, October 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 Vice-Chairman Jaeckel at 7:00 p.m.

2. Roll Call

All Committee members except for Chairman Nass and Supervisor Poulson were present at 7:00 p.m. Chairman Nass later arrived at 7:30 p.m. Also present were Matt Zangl and Sarah Higgins of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

Supervisor Foelker 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 3-0 on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

Jaeckel 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 October 17, 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 INDUSTRIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4180A-19 – John & Michelle Mehring: Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2003-19 – John & Michelle Mehring: Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: John Mehring (714 S Third St, Palmyra, WI) presented himself as the petitioner for the rezone. Mehring explained that the property has an existing home and buildings, and that the home is non-conforming. Mehring would like to demolish the existing home and move the living quarters to the second floor of another existing building to allow for a caretaker to live there to oversee the operations of a proposed storage unit facility.

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

R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust: Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ron Zimmerman (425 N Stevens Ave, Jefferson, WI) presented himself as the petitioner for the rezone. Zimmerman explained he'd like to rezone around the existing home and buildings, and sell the remaining farmland to the neighbor. The request for 3 acres is so that the lot can be squared off; only approximately 0.5 acres of that is farmland.

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 home was built. Zimmerman stated it is well over 100 years old.

TOWN: In favor.

R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property: Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jamey Butteris (2 Rutgers Way, Mauldin, South Carolina) presented himself as the petitioner for the rezone. Butteris explained he wanted to create a residential lot to build a home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also explained that there were conditions placed by the City of Watertown since the property is a part of extraterritorial review. There are also mapped wetlands near the proposed lot.

TOWN: In favor.

R4183A-19 – Robert Burns/Anita Burns Trust Property: Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Pete explained they would like to do a consolidation of 'non-prime' lots. He also explained that there is access for the proposed A-3 zone. There was an access point prior to the highway coming in that was dedicated to the Town and that's the access point that would be used.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also further explained that access for the lot would need to be granted from the Town.

TOWN: In favor.

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

R4184A-19 – Robert Burns/Anita Burns Trust Property: Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Gross explained they'd like to take the wooded area and attach it to the proposed A-3 lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained the Natural Resource zone cannot be sold separately from the proposed A-3 without its own access.

TOWN: In favor.

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

R4185A-19 – Robert Burns/Anita Burns Trust Property: Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4186A-19 – Robert Burns/Anita Burns Trust Property: Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Pete explained the proposed A-3 lot would be considered non-prime and the proposed Natural Resource zone would be attached to it. Pete stated he understood that the NR zone must be attached and cannot be sold separately, unless to an adjacent land owner.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained that access will be allowed through an existing access point that was allowed when Hwy 26 was redone. The DOT would require a permit to solidify the access once development happens.

TOWN: In favor.

FROM N, NATURAL RESOURCE TO C, COMMUNITY

R4187A-19 – Chandler White: Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Chandler White (N6959 Rock Lake Rd, Unit 2, Lake Mills, WI) presented himself as the petitioner for this rezone. White explained the rezone request was to allow for a landscaping business and to use for storage of equipment.

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

CU2004-19 – Chandler White: Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Chandler White (N6959 Rock Lake Rd, Unit 2, Lake Mills, WI) presented himself as the petitioner for this conditional use. White explained the request for a landscaping business. There will also be a chain link fence that will be put up along Rock Lake Rd and storage on the east side of the property for gravel, rock, etc.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Jaeckel asked about the hours of operation and the number of employees expected for the business. White stated the hours of operation would be 7am-7pm Monday through Friday and that 5 employees would be working there.

STAFF: Given by Zangl and in the file. Zangl asked about any outside lighting. White explained there would just be lighting in front of the building over the doors. Zangl also asked about the storage and any signs. White stated there would be about 7 bins of storage and a sign in the future. Zangl then asked if public would come to the site and if there would be a desire for any more employees. White stated public would not be present at the site and that there would be possibly 1-2 more employees in the future.

TOWN: In favor.

FROM A-T, AGRICULTURAL TRANSITION TO B, BUSINESS

R4188A-19 – Edward & Chrissy Gaggioli: Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Edward Gaggioli (3008 Graydon Ave, East Troy, WI) presented himself as the petitioner for this rezone. Gaggioli explained wanting to return the existing building back to its prior use as a restaurant/bar. The hours would be 11am-9pm Monday through Friday, 11am-11pm Friday and Saturday, and 9am-2pm on Sundays. This would also require some remodeling of the existing structure.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also explained the meaning of a non-conforming business and because the business was not operational for more than 12 months, a rezone and conditional use are now needed for this property in order to run a business.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2009 -19 – Edward & Chrissy Gaggioli: Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Edward Gaggioli (3008 Graydon Ave, East Troy, WI) presented himself as the petitioner for this rezone. Gaggioli explained wanting to return the existing building back to its prior use as a restaurant/bar. The hours would be 11am-9pm Monday through Friday, 11am-11pm Friday and Saturday, and 9am-2pm on Sundays. This would also require some remodeling of the existing structure.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about any signs and outside lighting. Gaggioli explained there will be a sign in the same spot as the sign that was there before, and the only lighting will be what's already there. Zangl also asked about the living space in the upstairs of the building and if that was planning to be utilized. Gaggioli stated that will be used for office storage.

TOWN: In favor.

CU2005-19 – National Management: Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: David Byczek (333 Bishops Way, Suite 141, Brookfield, WI) presented himself as the petitioner for this conditional use. David explained plans for the business such as moving one of the existing buildings and adding another. There will also be outside storage available on the back side of 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 about outside storage in the back 12 spaces. David explained those spaces would be for boats, RV's, etc. There are also currently 3 buildings there with plans to add another. They are redoing the gravel roads in there, but will not pave them. There will also be evergreens for screening along the road. There is 24 hour access with a punch code for customers, and security lighting will be added to the back side. It is also required to maintain at least a 75 ft setback from the nearby wetland on the north property line.

TOWN: In favor.

CU2006-19 – Erik Potter: Conditional use for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd**. This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Huser (400 Ramesh Ave, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Brian explained the conditional use was needed to continue the existing bait and tackle store at this location. They would also like to sell portable utility sheds from there.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman asked if there were any issues with the conditions placed by the town. Brian answered there are no issues with the conditions.

STAFF: Given by Zangl and in the file. Zangl asked about the hours of operation. The hours of operation would be 7 days a week: 5am-6pm Monday through Thursday, 5am-6pm Friday and Saturday, and 5:30am-4pm on Sundays. There is also already a parking area established and an existing sign that is being used. Zangl also explained the history of the property, and that there has always been a business there. Zangl also explained that the property is located within the floodplain and that any fill on-site would need to be removed or permitted.

TOWN: In favor with the conditions that the business is closed when the road is closed.

CU2007-19 – David Ringelstetter: Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: David Ringelstetter (W6240 Front Rd, Johnson Creek, WI) presented himself as the petitioner for the conditional use. Ringelstetter explained he would like to add an addition to his existing garage to allow for storage of collector vehicles.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about bathrooms, the current size and the proposed size. There will be no bathrooms in the structure. The existing structure is 24' x 40' and the petitioner would like to make a 24' x 24' addition to it.

TOWN: In favor.

CU2008-19 – Richard Wrensch Trust: Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wrensch Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Wrensch (N7018 Erb Wrensch Ln, Johnson Creek, WI) presented himself as the petitioner for the conditional use. Wrensch stated he would like to build a two car garage for the property because there is currently no garage there for the renter of the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked if there would be a bathroom in the shed and what the size would be. There will be no bathrooms and the size of the proposed structure would be 24' x 30' and 17' in height.

TOWN: In favor.

Supervisor Foelker moved to adjourn at 7:43 p.m., and was seconded by Chairman Nass. 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 read 'Sarah Higgins', written over a horizontal line.

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