

**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, November 21, 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 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 Jaeckel, seconded by Poulson 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 November 21, 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, RURAL RESIDENTIAL**

**R4189A-19 – Dan & Cheryl Splinter/LWK Property:** Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at **N7898 County Road F** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dan Splinter (N7898 County Road F, Ixonia WI 53036) explained that they put a small shed up for their children's fair animals and that it ended up being a little too close to the property line. Thus, they are trying to gain an acre to meet the required setback for the shed to the property line. He emphasized that considering the slab for the shed is already poured, this would be their only option. His in-laws own the adjoining land that they will be purchasing.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-14-2019.

**R4190A-19 –Karen Gefvert/Carrie Smith Property:** Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Karen Gefvert (W3064 Hagedorn Rd, Jefferson, WI 53549) explained that she is petitioning for an A-1 to A-3 zoning change for a buildable site. The lot is proposed over non-prime ag land to preserve the remaining prime ag land. Her and her family want to be able to move there and farm.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl mentioned that the petitioner is working on gaining access approval that will be submitted by Monday, November 25<sup>th</sup>. Zangl asked for an update on the discussion with the drainage district. Gefvert answered that there is a verbal commitment and that they are working on sending approval to gain access over culvert. There will be a larger culvert installed to better serve the whole area. She explained that the culvert improvement will be beneficial to all parties. Zangl asked for the status on the discussion with the adjoining landowner to gain an easement for access. Gefvert answered that there is nothing yet.

**TOWN:** Approved 10-16-2019.

**R4191A-19 – Curtis & Cheryl Abel:** Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Curtis Abel (19 County Road A, Cambridge, WI 53523) explained that he wants to create a buildable lot for his son or themselves if they sell the farm. He mentioned that the Town requested that the access of the driveway be looked into by the building inspector.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked if the greater than 20% slopes were manmade or natural. Abel answered that they were natural.

**TOWN:** Approved 10-12-2019.

**R4192A-19 – Hausz Farms LLC:** Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that they are creating this building site to build a retirement home on. They worked with the Town to select the best location for access and least amount of productive farm land to be used.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-12-2019.

**R4193A-19 – Hausz Farms LLC:** Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that they would like to create the lot around the existing home for their children in the future. The request is to split off the existing home and buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked when the house was built. Hausz answered that it was built in the early 1900's.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked for the petitioner to explain the Town's conditions. Hausz answered that they were under the impression that Draves Road ended sooner than it does, but it in fact comes up closer to their property. So, the Town requested that the gate, sign, and trees be removed from the area they were placed in. Hausz said that the request has been completed. Zangl clarified with Hausz that the lot excluded the burial site. Zangl asked if there was room for a replacement septic system. Hausz answered yes.

**TOWN:** Approved 10-12-2019 with conditions.

**R4194A-19 – Hausz Farms LLC:** Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that again, they would like to split off the building site to save for one of their children to build a house on. He explained that the least productive farm land is being used and that there is still room for combines to access the field.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked if there would be access to remaining Ag land. Hausz answered yes there is access off Draves Road.

**TOWN:** Approved 10-12-2019 with conditions.

**R4195A-19 – Jeffrey & Susan Schaefer:** Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Schaefer (W6162 Navan Road, Watertown, WI 53094) explained that they have purchased this property because it adjoins to their existing farmland. Their interest is in the remaining tillable acres. They'd like to sell off the home as an A-3 zone and the remainder of the woods as a Natural Resource zone. The house was built in the late 1990's, or early 2000's.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-15-2019.

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

**R4196A-19 – Jeffrey & Susan Schaefer:** Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Schaefer (W6162 Navan Road, Watertown, WI 53094) had nothing to add except that she doesn't want the trees.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-15-2019.

### **FROM A-T, AG TRANSITION TO R-2, RESIDENTIAL**

**R4197A-19 – Peter Wollin:** Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Wollin (N6380 Gomoll Rd, Lake Mills, WI 53551) explained that they'd like to split off a 2.1 acre lot for his step son to build a house on. They had to keep the lot closer to 2 acres, in order to get access up over the hill to see both ways out of the driveway.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-9-2019.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2010-19 – Timothy Weber:** Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Weber (N1029 Glenn Oaks Road, Edgerton, WI 53534) explained that he is proposing to expand the existing pole shed for additional personal storage, such as for his boat, UTV, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked what the height of the proposed structure would be. Weber answered that it is an enclosed lean-to, so 10 feet on one end and about 7 feet on the other. Zangl asked if there would be any business use. Weber answered no.

**TOWN:** Approved 10-12-2019.

**Supervisor Jaeckel moved to adjourn at 7:29 p.m., and was seconded by Foelker. Motion passed 5-0 on a voice vote.**

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

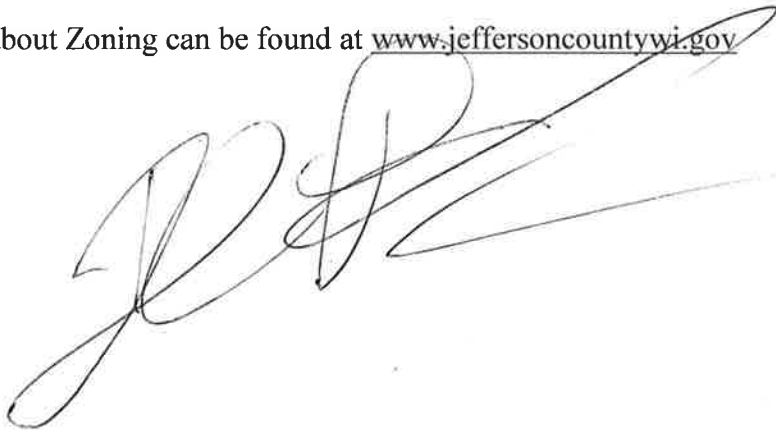
**Supervisor Poulson, Planning & Zoning Committee Secretary**

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](http://www.jeffersoncountywi.gov)

A large, stylized handwritten signature in black ink, likely belonging to Lindsey Schreiner, is written over the text of the website URL.