

NOTICE 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 16, 2020

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

Schreiner read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on January 16, 2020, 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 TO A-1, EXCLUSIVE AGRICULTURAL

R4203A-20 – Christopher Johnson: Rezone all of PIN 016-0513-2541-002 (1.02 Acre) and 2.95 ac of PIN 016-0513-2541-000 (12.475 Acres) in order to combine that total 3.97 acres with adjoining A-1 zoned property on **Old 26 Rd and Koshkonong Lake Rd**. The site is in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Johnson (N653 Old 26 Rd, Fort Atkinson, WI 53538) explained that he would like to consolidate the property to make the zoning cohesive and to return the property to the original farm. The R-2 zone limits having animals and buildings in that area.

COMMENTS IN FAVOR: Anastasia Vega (N653 Old 26 Rd, Fort Atkinson, WI 53538) was in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file.

TOWN: Approved by the Town of Koshkonong on 12/12/2019.

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

R4204A-20 – Mike Majewski/Marcus & Sara Tincher Property: Rezone approximately 19 acres of PIN 004-0515-1834-003 (43.969 Ac) owned by the Tinchers to allow its combination with adjoining A-2 zoned land owned by SCGC LLC. The site is in the Town of Cold Spring, near **County Road N and Yandry Road**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mike Majewski (1111 Caswell Street, Fort Atkinson, WI 53538) explained that he'd like to buy approximately 19 acres to move his driving range because of the flooding that occurs where it currently exists.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file.

TOWN: Approved by the Town of Cold Spring on 11/19/19.

CONDITIONAL USE PERMIT APPLICATION

CU2016-20 – Mike Majewski: Conditional use for expansion of an existing golf course allowing relocation of a driving range and expansion of the existing parking area in a proposed A-2 zone near **W4787 Yandry Road**. The site is in the Town of Cold Spring, on PIN 004-0515-1834-003 (43.969 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mike Majewski (1111 Caswell Street, Fort Atkinson, WI 53538) explained that he had nothing to add from his explanation in the previous petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file.

- Is the public coming on site? Majewski answered yes.
- Are there bathrooms on-site? Majewski answered yes.

- Will there be outside storage? Majewski answered yes there is a small shed and equipment.
- What are the hours of operation? Majewski answered that the operation is open from March –October from sunrise to sunset and that only the club house is open in the winter.
- Number of employees? Majewski answered 1.5 more employees making a total of 3.5 employees.
- Will there be any additional sings? Majewski answered no.

TOWN: Approved by the Town of Cold Spring on 11/19/19.

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

R4205A-20 – Mike Majewski: Rezone approximately 30 acres of PINs 004-0515-1843-000 (34.76 Acres) and 004-0515-1844-000 (37 Acres) for its inclusion with adjoining A-1 zoned land near **County Road N**. This is in the Town of Cold Spring, and is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Mike Majewski (1111 Caswell Street, Fort Atkinson, WI 53538) explained that he'd like to exchange land with Mr. Tincher. This is property that could never be used by the golf course. They will use land for hunting as it has wetlands and flooding. It adjoins to the Tincher property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file.

TOWN: Approved by the Town of Cold Spring on 11/19/19.

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

R4206A-20 - Brian & Jane Busler/Bernard & Christine Motl Property: Rezone 1 acre of PIN 002-0714-2043-000 (35.89 Acres) for a new residential building site along **County Road Q** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jane Molt/Busler and Brian Busler (4795 Eisenhower Street, Oregon, WI 53575) explained the petition and site options. They provided handouts and explained why they believe there would be unsafe entrance near Mansfield Road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file. Schreiner asked if the petitioner has received access approval from the Highway Department yet. Petitioners answered not yet.

TOWN: Approved by the Town of Aztalan on 12/11/19.

R4207A-20 – Marjorie Lemke Trust: Create a 3.3-acre lot around the home and buildings at **W7032 County Line Road** in the Town of Koshkonong from PIN 016-0514-3143-000 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Combs, Combs & Associates Inc., (109 W Milwaukee Street, Janesville, WI 53548) explained that the petitioners would like to split off the home and buildings to sell.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file. Schreiner asked why there are 2 acres of cropland proposed in the A-3 lot. Combs answered that the family that is farming that land didn't want to continue to farm that little strip. Schreiner asked if there would be access for the remaining A-1 land. Combs answered yes.

TOWN: Approved by the Town of Koshkonong on 12/12/19.

R4208A-20 – Raymond Janusz/Shirley A Smart Trust Property: Rezone to create a 1.7-acre A-3 zone from part of PINs 026-0616-3524-000 (31.509 Acres) owned by Janusz and 026-0616-3531-000 (53.88 Acres) owned by Smart Trust. This is at **W788 County Road CI** in the Town of Sullivan, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Andrew Biskupski (5511 Gallant Fox Ln, Racine, WI 53402) represented the property owner. Representative explained that the owner would like to divide the lot for easier sale. Currently, the entire property is for sale, and the owner has had no luck in selling it as is.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file. Schreiner asked petitioner if the lot could be shift south to abut the existing A-3 lot in that area. Petitioner asked yes, it possibly could be. Schreiner asked if there would be access for the remaining A-1 land. Petitioner answered yes.

TOWN: Approved by the Town of Sullivan on 12/2/19.

R4209A-20 – Kevin Kahn: Create a 2.6-acre lot around the home and buildings at **W1757 County Road CI** in the Town of Sullivan, from part of PIN 026-0616-3241-000 (38.5 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jill Kahn (W1757 County Road CI, Helenville, WI 53137) explained that they would like to separate a lot for estate planning purposes.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file. Schreiner asked if there would be access for the remaining A-1 land. Petitioner answered yes.

TOWN: Approved by the Town of Sullivan on 12/3/19.

CONDITIONAL USE PERMIT APPLICATION

CU2017-20 – Nick Brock/Steven & Theresa Schluter Property: Conditional use to allow a construction contractor/masonry business in a Community zone along **County Road N** in the Town of Cold Spring. This is on PIN 004-0515-1921-004 (16.343 Ac), and is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Andy Taylor (W5280 Meirkwood Drive, Jefferson, WI 53549) explained that they are looking to put up a shop and office for their masonry company.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Schreiner and in the file.

- Is the public coming on site? Taylor answered no.
- Will there be bathrooms in the proposed structure? Taylor answered yes.
- Will there be outside lighting? Taylor answered no.
- Will there be outside storage? Taylor answered no, indoor only.
- What are the hours of operation? Taylor answered that they will be operating from 6 am- 6 pm.
- Number of employees? Taylor answered 30 employees, but only 6-8 will be present at the shop daily.
- Will there be any signs? Taylor answered yes, most likely, but only on the building.
- It appears there are wetlands in this community zone; can you please explain location of access? Taylor answered that it'll be directly off County Road N. Zangl added that they will have to touch base with the County Highway Department.
- Zangl asked if those 6-8 employees stay at the shop for the majority of the day, or will they be coming and going? Taylor confirmed that there would not be a lot of come and go traffic.

TOWN: Approved by the Town of Cold Spring on 1/9/20.

Supervisor Jaeckel moved to adjourn at 7:34 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

A handwritten signature in black ink, appearing to read 'L. Schreiner', is written across the lower half of the page. The signature is fluid and cursive, with a large initial 'L' and a long, sweeping tail.