

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, February 20, 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 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 Jaeckel and 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**
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 February 20, 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 BUSINESS TO A-1, EXCLUSIVE AGRICULTURAL

R4210A-20 – Dan Grunewald: Rezone 2.25 ac of PIN 014-0615-0212-007 (9.362 Ac) to A-1 to add it to an adjoining A-1 zone. The site is on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. Grunewald explained that he owns the horse training facility across the street from this site and would like to add to the adjoining A-1 zone at this location to continue farming it

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 BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4211A-20 – Dan Grunewald: Rezone 0.06 ac of PIN 014-0615-0212-007 (9.362 Ac) to add it to an adjoining A-2 zone. The site is near **W3092/W3094 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. The rezone is being proposed in order to stay with the current owner and A-2 zone just to the west 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 explained this small piece being rezoned is to accommodate the septic for the property.

TOWN: In favor.

FROM BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4212A-20 – Dan Grunewald: Create a 2-ac new residential building site from part of PIN 014-0615-0212-007 (9.362 Ac) on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. Grunewald explained this rezone is to create a residential zone for a new home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked Grunewald to discuss his interaction with the DOT regarding access for this proposed lot. Grunewald explained that the DOT would grant access only if the driveway for the proposed lot is directly across from the existing driveway on the south side of the Highway. This decision was based on safety concerns.

TOWN: In favor.

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

R4213A-20 – Jennifer Widowski/Widowski & Walker Property: Create a new 3-ac residential building site from part of PIN 004-0515-2633-000 (26.351 Ac) near **W3224 State Rd 59**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Mike Widowski (W3224 State Rd 59, Whitewater, WI) presented himself as the petitioner for this rezone. Widowski explained the proposed lot would share driveway access with the existing homestead at that location because the DOT did not want a new driveway created. The location of the proposed lot was placed on the east side of the existing home there to avoid prime land that was located on the west side.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained that the new lot will take in part of the existing septic for the home located at W3224 State Rd 59, so a septic easement will need to be granted. However, that septic is aged and will most likely need to be replaced in the coming years, so the future replacement site can be in a location that will meet all setbacks.

TOWN: In favor.

R4214A-20 – Thomas Warzyn/Current Investments LLC Property: Create a 4.68-ac lot around the home & buildings at **N4926 North Helenville Rd**, Town of Farmington on PIN 008-0715-3533-000 (35.667 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Tom Warzyn (N4990 N Helenville Rd, Helenville, WI) presented himself as the petitioner for this rezone. Warzyn explained he would like to split off the 5 acres in order to sell it and leave the rest for farmland.

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 will be access for the remaining A-1 land. The house was built in 1850 and there will be access for the A-1. Zangl also asked why the full 5 acres were being requested, and that the back 2 acres of the proposed lot consist of wetlands. Warzyn stated that the potential buyer would like to have a 5 acre lot.

TOWN: In favor.

R3319A-08 - Seth & Jessica Green and Jean Kincaid Property: Create a 1-ac building site on **County Line Rd**, Town of Koshkonong, from PIN 016-0513-3643-000 (40 Ac). Petition R3319A-08 was recommended for approval by the Planning and Zoning Committee on March 31, 2008 and approved by County Board on April 15, 2008 with the condition that the applicant at that time move the lot to the west property line for better clustering. The current petitioner is asking the Committee to reconsider that modification. This is in accordance with Sec. 11.04(f)8 of the Jefferson Co Zoning Ord.

PETITIONER: Seth Green (282 Koshkonong Dr, Edgerton, WI) presented himself as the petitioner for this rezone. Green explained that the current placement of the lot encompasses larger slopes and there is concern regarding water run-off. Therefore, the new proposed location is being moved more to the middle of the parcel to avoid those issues.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4215A-20 – Eric Evenson: Create a 2.89-ac lot around the home & buildings at **N1593 Draves Rd**, Town of Sumner, on PIN 028-0513-1714-000 (38.9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Eric Evenson (N2612 Evenson Rd, Cambridge, WI) presented himself as the petitioner for this rezone. Evenson explained he bought the property for farming purposes. In order to satisfy the town's requirements, the mobile home on the property was removed and the septic was abandoned. The other fire number off of Loga Rd was also removed, along with taking the culvert out for the driveway that was off Loga Rd. The only access for the home is now off of Draves Rd. Evenson would like to split the house off to just keep the farmland around it.

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 home was built. The home was built prior to 1975.

TOWN: In favor based off of the satisfaction of following conditions: document exhibiting proof of signatory rights; mobile home to be removed from site; property address W8965 Loga Rd to be permanently eliminated; drive culvert at W8965 Loga to be eliminated; access only off of Draves Rd.

R4216A-20 – Scott Beerbohm: Create a 1.013-ac residential building site from PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown along **County Rd Y**. This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Scott Beerbohm (N8498 County Road Y, Watertown, WI) presented himself as the petitioner for this rezone. Beerbohm explained that he bought the property with his daughter and they would like to use the splits available to them for building a building site. The proposed lot is believed to be in the best spot to still allow for farming of the remaining A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4217A-20 – Scott Beerbohm: Create a 2.33-ac lot around the home & buildings at **N8276 County Rd Y** on PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Scott Beerbohm (N8498 County Road Y, Watertown, WI) presented himself as the petitioner for this rezone. Beerbohm explained they would like to split the house and buildings off for his daughter own.

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. The home was built in 1910. Zangl also explained that approval for driveway access was given by the Highway Department, and noted that the home and buildings will need to meet all necessary setbacks when the lot is created.

TOWN: In favor.

R4218A-20 – Dane Hartwig: Create a 2.16-ac lot around the home at **N5599 Switzke Rd**, Town of Farmington, from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained he bought the property in November and now he'd like the farm consolidation for his son to own the homestead site.

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 access for the remaining A-1 land. The house was built in the 1900's and there will still be access for the A-1 land. Hartwig will continue to farm this land himself.

TOWN: In favor.

R4219A-20 – Dane Hartwig: Create a 1-ac new residential building site **near N5599 Switzke Rd**, Town of Farmington from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained they would like this split for a future site to build on for their other son.

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

R4220A-20 – Dane Hartwig: Rezone 0.08 ac of PIN 008-0715-1622-002 (1.671 Ac) from A-2 to A-3 to add it to the adjoining A-3 zone at **N6468 Switzke Rd**, Town of Farmington, and rezone 0.08 ac of that same PIN from A-3 to A-2 to add it to the adjoining A-2 zone. This is in accordance with Sec. 11.04(f)7 and 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained that he plows snow for multiple townships, and this site is where the salt and sand is stored for that purpose. The existing shed was added onto to allow for more storage space, but the addition went over the A-2 zoned boundary by approximately 10 ft. This rezone would correct that issue.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl noted that this rezone would then bring the A-2 zone back into compliance.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2018-20 – Dane Hartwig: Allow expansion of previously approved storage of contractor's equipment in the proposed A-2 zone at **N6468 Switzke Rd**, Town of Farmington on PIN 008-0715-1622-002 (1.671 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this conditional use. The swapping of land for the A-2 and A-3 zones would bring the existing conditional use back into compliance.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked if there would be any outside storage. Hartwig explained there is no outside storage at the site. The site is inspected every year by the State to make sure it is staying in compliance with all necessary requirements.

STAFF: Given by Zangl and in the file. Zangl asked if there would be any other changes to the conditional use, and it was determined there would not be any other changes being made.

TOWN: In favor.

CU2019-20 – Aimee Bloch: Allow keeping of dogs as household pets in excess of two per premises in a Residential R-1 zone at **N3927 Prairie Ridge Ln.** The site is in the Town of Sullivan on PIN 026-0616-1723-011 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ord.

PETITIONER: Aimee Bloch (N3927 Prairie Ridge Ln, Helenville, WI) presented herself as the petitioner for this conditional use. Bloch explained that she has 3 dogs in an area where only 2 are allowed. All dogs are inside and neutered. There is also an invisible fence that goes around the yard area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for the total number of dogs being requested and the type of dogs. Bloch explained she has 3 dogs (2 golden doodles and a lab mix), but she also watches her mother's dog fairly often so she is asking for 4 dogs to be on the safe side. Zangl also asked about the waste disposal. The waste is disposed of near the tree line at the back of the property.

TOWN: In favor.

CU2020-20 – Max Soucy/Strnad Trust Property: Allow a conditional home occupation for personal training at **N9602 Doepke Rd,** on PIN 030-0813-0321-000 (40.233 Ac) in the Town of Waterloo. The property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

PETITIONER: Max Soucy (N9602 Doepke Rd, Waterloo, WI) presented himself as the petitioner for this conditional use. Soucy explained that he rents this space from the owners (STRNAD Trust) in order to operate a training facility. However, Soucy is working to move from the small space to a training studio to accommodate the clientele he currently has. The town granted this home occupation through the end of 2020.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if the end of 2020 would be enough time for the transition of facilities. Soucy thought that should be enough time as he is trying to move quickly because of the growing number of clients.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION & NR135 NON-METALLIC MINING RECLAMATION APPLICATION

CU2021-20 – Deer Track Park Landfill/Donald Reinders Property: Allow for mineral extraction and processing on PIN 008-0715-0711-009 (4.965 Ac) in the Town of Farmington. The site is near **N6813 Waldmann Ln** in an A-2, Agricultural and Rural Business zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

A reclamation plan and permit application meeting the criteria of NR 135 and Jefferson County Ordinance was received on December 13, 2019 by the Jefferson County Land & Water Conservation Department.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance allows for a public informational hearing regarding the reclamation plan. All reclamation related public testimony shall be considered upon final review of the plan. The plan is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during normal business hours.

PETITIONER: Don Smith (N6756 Waldmann Ln, Watertown, WI) presented himself as the petitioner for this conditional use. Smith explained the conditional use is needed in order to mine clay from the property to use at Deer Track Park Landfill for liners/covers. A reclamation plan was also submitted to the Jefferson County LWCD. This site is located directly across the street from the landfill.

COMMENTS IN FAVOR: Donald Reinders (N6309 Ziebell Rd, Jefferson, WI) spoke in favor of this petition.

COMMENTS OPPOSED: Mark, a resident at N6961 Waldmann Ln spoke in opposition of this petition. He questioned the end date of the project and the depth of the extraction. There was concern about the depth being 800 ft, and the contamination of wells and groundwater. There were also safety concerns for the site.

REBUTTAL: Smith explained the extraction process would not begin for approximately another 2 ½ years. The extraction duration would be most likely be started and completed within one summer season. There is a likelihood that the extraction could be done in just one event, possibly two at most. The extraction hole will also be only 30 ft in depth. The 800 ft depth on the plans is actual elevation in regards to sea level. That depth is well above groundwater level, so there would be no concerns regarding wells. All necessary setbacks will be maintained during the extraction as well. The steepest slope will only be at a 3:1 grade and after the excavation is complete, the hole will be filled in with water to create a pond. Vegetation will then be planted.

QUESTIONS FROM COMMITTEE: Chairman Nass asked if there would be any construction fencing around the site. Smith explained there are no plans for that right now, but it is something they could do if wanted. The equipment left there during the night would be secure. There will also be no steep banks, and the duration of the excavation will be done in a short season.

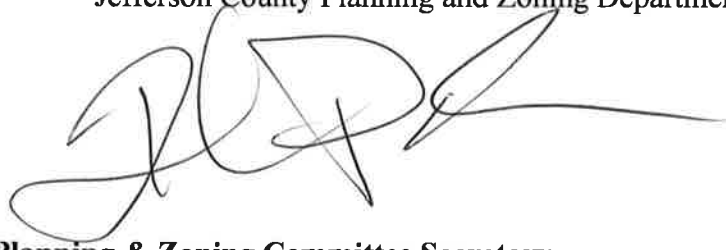
STAFF: Given by Zangl and in the file.

TOWN: In favor.

Supervisor Jaeckel moved to adjourn at 7:43 p.m., and was seconded by Supervisor Foelker. Motion passed 5-0 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 over a faint circular stamp.

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

