

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, April 23, 2020
TIME: **Beginning at 6:00 p.m.**
PLACE: Via Zoom Videoconference or Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

<p>Join Zoom Meeting https://zoom.us/j/247356197</p> <p>Meeting ID: 247 356 197#</p> <p>Dial in by your location +1 312 626 6799 US (Chicago)</p>

PETITIONERS, OR THEIR REPRESENTATIVES, MUST PARTICIPATE BY EITHER USING THE ZOOM MEETING OPTIONS DESCRIBED ABOVE, OR BY ATTENDING IN PERSON

1. **Call to Order**
The meeting was called to order by Chairman Nass at 6:02 p.m.
2. **Roll Call**
All committee members were present at 6:00 p.m.
Also present were Matt Zangl, Sarah Higgins, and Lindsey Schreiner of the Planning & Zoning Department.
Gerry Kokkonen of the Land and Water Conservation Department participated on Zoom.
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**
There was no motion for the approval of the agenda.
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 April 23, 2020, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public and petitioners may attend the meeting in person, by phone or by teleconference. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. 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.

Petitions are grouped as shown; each group will have 20 minutes for presentations & questions.

Beginning at 6:00 p.m.

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

R4221A-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Create a 1.763-ac Agricultural and Rural Business zone near **W5439 County Rd B** in the Town of Aztalan from part of PIN 002-0714-1443-000 (18.59 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Max Reid (W5439 County Road B, Johnson Creek, WI) explained that he would like to run a small trucking company and put up a shop for this business. He stated that he is asking for the approval of how the Town approved the petition and he will follow all conditions set by the Town.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Letter of opposition has been submitted in file.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked if there will be any outside storage. Reid answered no. Reid wants to put up a shop that is big enough so there will be no outside storage.

STAFF REPORT: Given by Zangl and in the file. Zangl stated that the petition was sent to the DNR and did not receive any input back. Zangl asked if Reid had spoken with the county highway department about the proposed operation. Reid said that he hadn't yet. He asked what would need to be done and explained that the reason he bought the home in the location it was is because of the main highway and proximity to a gravel pit.

TOWN: Approved with conditions on 2/5/2020.

CU2022-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Conditional use to allow storage and maintenance of a trucking company contractor's equipment at **W5439 County Rd B**, Town of Aztalan. The site is on PIN 002-0714-1443-000 (18.59 Ac) in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Nass asked the petitioner if he had anything to add from the previous explanation. Reid explained that he would have no more than six trucks and the Town has agreed on the proposed hours of 6am-7pm. He emphasized that whatever was agreed upon at the Town meeting he is more than happy with.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

Zangl asked for the total number of employees. Reid answered that there will be up to six and that there are two currently. Zangl asked if the employees or public will be coming on site. Reid explained that the only time the employees will come on site is when they have to bring the trucks into the shop for maintenance, otherwise most of the time they keep their trucks at home. The public will not come to the site. Zangl asked if the shop will have any bathrooms. Reid explained that he would like to have 1-2 bathrooms with a shower to allow employees and himself to clean up if need be and not track anything into his home. There will be a separate septic system.

TOWN: Approved with conditions on 2/5/2020.

**FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
AND FROM A-T, AGRICULTURAL TRANSITION TO N, NATURAL RESOURCES**

R4228A-20 – Ron & Denise Lovell: Create a new 2-ac building site in the Town of Palmyra on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ron Lovell (W5549 Young Road, Eagle, WI) explained that he has a business in town and would like to build a retirement home closer to town. The natural resource lot will be paired with his building lot.

COMMENTS IN FAVOR: Supervisor Poulson was in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/9/2020.

R4229A-20 – Ron & Denise Lovell: Create a 13.2-ac Natural Resource zone to be added to a proposed A-3 zone on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac), Town of Palmyra. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Lovell had nothing further to add, but explained that his surveyor suggested this natural resource zone to allow more land. Lovell had questions regarding what can occur in a natural resource zone. Zangl explained. Lovell suggested this would be the best thing to rezone to considering the wetlands that exist.

COMMENTS IN FAVOR: Supervisor Poulson was in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/9/2020.

FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4230A-20 – Ron & Denise Lovell: Create a new 2-ac building site **immediately north of N832 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Lovell explained that he would like to rezone this lot in order to sell it off as a building site.

COMMENTS IN FAVOR: Supervisor Poulson was in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass asked if a plat review would be required. Zangl answered yes.

STAFF REPORT: Given by Zangl and in the file. Zangl asked if Lovell had reached out to the village to see if the lots can be connected to city sewer. Lovell explained that he looked into that and asked the neighbor, but heard that as of right now it does not sound like the village wants to connect. Zangl pointed out that hooking up to the village sewer would be preferred if the connection is available.

TOWN: Approved on 3/9/2020.

R4231A-20 – Ron & Denise Lovell: Create a 2-ac lot around the existing home at **N830 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Lovell explained that there is an existing barn on the property and he would like to rezone around it and sell it off as a building site.

COMMENTS IN FAVOR: Supervisor Poulson was in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass asked how old the house was. Lovell answered that there is not a house on the parcel, just the barn.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/9/2020.

Beginning at 6:20 p.m.

FROM RESIDENTIAL R-2 AND EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4222A-20 – Sam Meyers, Petitioner/Samuel & Kenlon Meyers & Jeffrey & Wendy Begovatz Properties: Rezone 0.5 ac of PIN 010-0615-3334-002 (10.277 Ac), currently zoned A-1, and all of PIN 010-0615-3334-003 (0.673 Ac), currently zoned R-2, to create a 1.173-ac lot around the home at **N2551 Strunk Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Sam Meyers (W9241 State Road 106, Edgerton, WI) explained that Jeff Begovatz wants to buy the half acre of land and that he would like to be able to sell it to him.

COMMENTS IN FAVOR: Jeff Begovatz (N2551 Strunk Road, Fort Atkinson, WI) explained that he would like to buy the half acre to add on for more room on his lot and for the future septic system replacement.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl explained that the R-2 zone has existed there for a long time and the whole lot would be rezoned to A-3. Zangl discussed the previous splits from Meyer's A-1 zone.

TOWN: Approved on 2/10/2020.

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

R4223A-20 – Christopher Mueller: Rezone to create a 2.15-ac building site from part of PIN 008-0715-0232-000 (37.998 Ac) on **Saucer Dr** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Mueller (421 Lexington Ct, Watertown, WI) explained that they (including father and brother) are seeking to rezone to create two 2 acre building sites as well as a lot around the existing farmhouse. The 4.5 acre farm consolidation was required from the Farmington Planning Commission. The property is currently not being used for agricultural purposes. Mueller continued and explain the land is being used for recreation and would like to rent farm house and build personal residence on building sites.

COMMENTS IN FAVOR: Timothy Mueller Sr. (1411 Wedgewood Drive, Watertown, WI) explained that he would like to build a retirement home on the proposed lot.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked if the Town wanted the entire 4.5 acres to be included in the farm consolidation. Mueller explained that the acres were necessary to encompass all buildings and space.

STAFF REPORT: Given by Zangl and in the file. Zangl asked if there will be an access for the remaining A-1 land. Mueller answered yes. Zangl asked Mueller to show where the septic systems exist on the property. Mueller explained.

TOWN: Approved on 2/10/2020.

R4224A-20 – Christopher Mueller: Rezone to create a 2.05-ac building site on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Mueller (421 Lexington Ct, Watertown, WI) had nothing further to add.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 2/10/2020.

R4225A-20 – Christopher Mueller: Create a 4.55-ac lot around the home and buildings at **N7036 Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Mueller (421 Lexington Ct, Watertown, WI) explained that this lot creation was required by the Town.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked the petitioner what year the house was built. Mueller answered the early 1900's. Zangl asked the petitioner to touch on the septic system on this property. Mueller explained the

location of the septic system in comparison with the property lines of the proposed lot. Zangl went on to explain the Town's desires (see in file).

TOWN: Approved on 2/10/2020.

R4226A-20 –Helen D Witte Trust: Create a 3.1-ac lot around the home and buildings at **W3060 Gopher Hill Rd**, Town of Watertown from PIN 032-0815-0243-000 (39.730 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Witte (617 Oakwood Ln, Watertown, WI) explained that this was their mom and dad's farm and that his mom passed away a year ago. It was left to us in a trust and would like to be able to break off the tillable land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass asked how old the house is. The petitioner answered that it was built in 1887.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 2/10/2020.

R4232A-20 – Mary Ane Jensen: Create a 1-ac building site **south of N4253 Duck Creek Rd**, Town of Jefferson, from part of PIN 014-0615-1223-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Jensen (N3452 Duck Creek Road Helenville, WI) explained her request. She clarified she is requesting a 1 acre building site.

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 an access for the remaining A-1 zone. The petitioner answered yes, there is a driveway.

TOWN: Approved on 3/2/2020.

Beginning at 6:40 p.m.

R4233A-20 – Douglas Behm/Jerome Behm LE Property: Create a new 2.2-ac building site around the ag buildings at **N7506 Airport Rd**, Town of Waterloo, on PIN 030-0813-3224-000 (46.29 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Douglas Behm (W7062 Airport Road, Waterloo, WI) explained that he would like to create a building site around the existing ag building.

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 is an access for the remaining A-1 zone. Behm answered yes. Zangl asked if there was a house there previously. Behm answered no. Zangl asked when they plan to build the home and Behm answered as soon as possible.

TOWN: Approved on 3/11/2020.

R4234A-20 – Faye Veith/Jerome Behm LE Property: Create a 2.7-ac lot around the home and buildings at **N7636 Airport Rd**, Town of Waterloo, from part of PIN 030-0813-3222-001(15.5 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Faye Veith (N6302 County Road S, Lake Mills, WI) explained that she would like to take in the buildings and yard and parcel it off from the rest of the farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass asked what the age of the existing home is. Veith answered it may be like 100 years old.

STAFF REPORT: Given by Zangl and in the file. Zangl asked the petitioner if she knows where the septic system is and if it is inside the proposed lot. Veith answered yes.

TOWN: Approved on 3/11/2020.

R4235A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **south of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ed Spiegelhoff (N7085 North Shore Road, Lake Mills, WI) explained that he is looking to parcel off the lot to build his personal home.

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 for the remaining A-1 land. Spiegelhoff answered yes. Zangl also asked whether or not the petitioner could provide any indication of the Town's concerns with the water drainage. Spiegelhoff explained that the Town was concerned with the direction of the water ways and how where they want to build would affect them.

TOWN: Approved on 3/11/2020.

R4236A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Spiegelhoff explained that he would also like to split this lot off for another building site.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/11/2020.

R4237A-20 - Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Spiegelhoff explained again that he would like to split this lot off as well for another building site.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/11/2020.

R4238A-20 – Peggy Schwartz: Create a 1-ac building site from part of PIN 014-0615-1424-000 (19.49 Ac) **south of N3971 County Rd D**, Town of Jefferson. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Peggy Schwartz (419 Water Street, Lake Mills, WI) explained she would like to create a 1-acre building site and 2-acre natural resource zone off her land. She plans on selling off the remaining land with the home and keep the building site and natural resource zone for herself.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/2/2020.

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

R4239A-20 – Peggy Schwartz: Create a 2-ac Natural Resource zone to be added to the proposed A-3 zone south of **N3971 County Rd D**, Town of Jefferson, on PIN 014-0615-1424-000 (19.49 Ac). This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Chairman Nass asked the petitioner if she had anything to add from the additional explanation. Schwartz answered no.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file.

TOWN: Approved on 3/2/2020.

Beginning at 7:00 p.m.

CONDITIONAL USE PERMIT APPLICATIONS

CU2023-20 – Jim Jermain: Allow an extensive on-site storage structure of 1,080 sq ft, 19'6" in height in a Residential R-1 zone at **N4272 Sleepy Hollow Rd.** The site is in the Town of Oakland on PIN 022-0613-0742-050 (6.99 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Jim Jermain (N4272 Sleepy Hollow Road, Cambridge, WI) explained that he'd like to build a detached garage that goes over the square footage limitation by 80 square feet and would be 19.5' in height. He would plan to store his boat and also have a portion of the structure for a shop. Jermain owns a lift to work on vehicles as a hobby, so he needs the height requested. They confirmed there would be no business use. The building is designed to look similar to the home.

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 will be any bathrooms in the shop. Jermain answered that there will not be, but there will be electricity and heat.

TOWN: Approved on 1/22/2020.

CU2024-20 – Thomas Lloyd: Allow an extensive on-site storage structure of 576 sq ft, in a Residential R-2 zone at **N475 Viele Rd.** The site is in the Town of Palmyra, on PIN 024-0516-3621-001 (10.84 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Thomas Lloyd (N475 Viele Rd Palmyra, WI) is requesting to build a two-car garage to store a boat in the winter months.

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 will be a bathroom in the building. Lloyd answered no. Zangl asked if there will be any outside lighting. Lloyd answered no, but there will be electricity.

TOWN: Approved on 2/10/2020.

CU2026-20 – Gregory & Roberta Rue: Conditional use to allow an extensive on-site storage structure of 2,160 square feet, 35 feet in height in a Residential R-2 zone. The site is at **W5337 W Rapids Rd**, Town of Jefferson, on PIN 014-0614-2311-001 (2.302 Ac). This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.
PETITIONER: Roberta Rue (W5337 W Rapids Road, Jefferson, WI) explained she would like to put up a large garage to store all of their things in one place. They have a motor one, and that is why they need the height that they have proposed for the building. Hey also have classic cars and snowmobiles to store.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked the petitioner to clarify the proposed height of the structure. Rue answered that it would be approximately 26'. Zangl asked if there would be any bathrooms in the structure. Rue answered no. Zangl asked if this structure would be used only for person use. Rue confirmed yes.

TOWN: Approved on 3/2/2020.

CU2027-20 – Curtis & Susan Duchow: Conditional use to allow keeping of dogs as household pets on a non-commercial basis in excess of two at **W1981 Summer Hill Dr**, Town of Sullivan. The site is on PIN 026-0616-1722-001 (0.865 Ac) in a Residential R-1 zone. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Curtis Duchow (W1981 Summer Hill Drive, Sullivan, WI) explained that they are requesting to have no more than four dogs. They are dog rescuers. It would be hard to give up their dogs. They have four pugs.

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 petitioners due with the dog waste. The petitioner explained that they collect it and put it in a special garbage can.

TOWN: Approved on 3/3/2020.

7:20 p.m. to Adjournment

CU2028-20 – Rock Road Companies Inc/Charles & Cathy Naber Property: Conditional use to allow an extension until December 31, 2020 for non-metallic mineral extraction originally approved by CU1627-10 on PIN 016-0514-3121-000 (45 Ac). The site is at **W7201 Vickerman Rd**, Town of Koshkonong and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Spies (4282 Huntinghorne Drive, Janesville, WI) explained that the site was opened back up in the year 2000 to implement the Highway 26 project and was used heavily for five years. However, the last five years it has not had enough business. They are currently trying to sell off any remaining aggregate and that is why they are requesting to extend the conditional use to the end of the year. There is a road contract with the Town so the Town is not responsible for any repairs of Vickerman Road. If at the end of the year things are looking better for business, they may come back to request another extension, but it is not looking that way currently.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked the petitioner if the temporary wash plant and asphalt plant are included in the request. The petitioner answered yes, they are included in the request just in case. There was a memo submitted by Gerry Kokkonen, GIS/Land Use Specialist for the Jefferson County Land & Water Conservation Department. Kokkonen stated that he expects them to uphold their conditions. Kokkonen submitted a memo for the file.

TOWN: Approved on 3/11/2020.

CU2029-20 – Marion J Homann: Conditional use to allow a ten-year extension for non-metallic mineral extraction originally approved by CU1623-10 on PIN 030-0813-3643-000 (37.6 Ac). The site is on State Rd 89, Town of Waterloo, in an A-1 Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Homann (14 Collage Street, Lake Mills, WI) explained that they have been short staffed due to numerous people passing away, thus extraction from the site has not been complete yet. The plan for reclamation is to return the site to productive agricultural land. Homann explained that in order to do so properly, they will need the conditional use extended.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. Zangl asked how long the petitioner is requesting to extend the conditional use. Homann explained that he would like to extend it for the whole ten years so extraction can be complete and the land can be returned to productive farm land. Kokkonen submitted a memo for the file.

TOWN: Approved on 3/11/2020.

CU2030-20 – Asphalt Contractors, Inc: Conditional use to allow for a new non-metallic mineral extraction operation in the Town of Oakland on PINs 022-0613-0313-000 (40 Ac) & 022-0613-0341-000(40.04 Ac) owned by Gregory, Paul & Donna Crossman; 022-0613-0314-000 (40 Ac) & 022-0613-0311-000 (36.08 Ac) owned by Mary & Robert Hollenberger; and 022-0613-0321-001 (33.09 Ac), 022-0613-0342-000 (30.5 Ac), 022-0613-0331-001 (2.5 Ac) & 022-00613-0324-000 (37 Ac) owned by Willard & Louida Draeger Trust. The sites are all near **Hope Lake Rd** and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

A reclamation plan and permit application meeting the criteria of NR 135 and Jefferson County Ordinance was received January 15, 2020 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. Please call the Land & Water Conservation Department at 920-674-7110 or 920-674-7117 to set up an appointment for viewing the plan.

PETITIONER: Robert Kordus (1701 Main Street, Union Grove, WI) explained that his company would like to open a nonmetallic gravel pit. Kordus explained that they have obtained approval for a variance to allow travel between parcels involved with the operation which will limit traffic on Hope Lake Road. He also went on to explain their cooperation with the Lake Ripley District.

Attorney Buck Sweeney (2 E. Mifflin Street, Suite 200, Madison, WI) emphasized Kordus' explanation. Sweeney also stated that they will be submitting a signed letter from the Lake District and explained the agreement that they are willing

to help improve water quality in Lake Ripley. He listed some operations that will benefit Lake Ripley. Sweeney explained that they plan on reclaiming the land after and working with farmers.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

Dave Waddell (W8162 Hope Lake Road, Lake Mills, WI) had several questions and stated that the Crossman family involved in the agreement are against this operation. He had concerns that the access to the pit was only going to be a couple hundred feet from his house. He also stated concerns regarding traffic and bicyclists.

Steve Schweighardt (W7994 Hope Lake Road, Lake Mills, WI) explained concerns with safety on the road and the volume of traffic. He suggested creating a road directed to Highway 18.

Gerrit Debruin (W7997 Hope Lake Road, Lake Mills, WI) asked several questions concerning the operation. He expressed his concerns as to who is responsible for road maintenance and his concerns with his older home and how it might be affected by the operation. Debruin questioned if there has been a thorough investigation of the company and application. He emphasized he is strongly opposed. Later, Debruin stated further concerns after the rebuttal of the petitioner.

Attorney Will Springer (1 East Milwaukee Street, Janesville, WI) explained several issues he had with the application and believes important information is missing from it. He believes that there are many details missing.

Adam Gusse (W8375 Hope Lake Road, Lake Mills, WI) agreed with Springer's oppositions and concerns regarding what might be lacking in the application process. Gusse expressed additional concerns relating to noise, rock processing, dust control, installation of berms, possibility of a high capacity well, and road maintenance. Gusse believed the applicant is ignoring requirements.

REBUTTAL: Attorney Sweeney explained that the Town road was built to Class A standards because of previous operation of the pit. He explained that the operation would be controlling dust, and that they are working with the Town to have a bond on the road. Sweeney stated that he did research in regards to a pit possibly negatively impacting property values. He found no negative effect. He emphasized that truck drivers are trained with safety. He addressed the concerns with regulation and expressed that there is state and federal regulations that will be met. The berms will be planted with seed approved by the Lake District. They are will to work on the reclamation plan. Sweeney stated that the variance was granted. They plan on controlling any dust near the entryway and are working with the Town to have a bond on the road.

Kordus responded to the safety concerns. He also explained that the Town Chairman did a background on their company and found that they have a good operation. Their truck drivers are highly trained and have received good reviews from other communities. He went into address the concern for a high capacity well. Soil tests and water tests have been completed. There will be no blasting on site, so there is no need for a high capacity well, nor be excess vibrations that will damage people's houses or buildings in the surrounding area. His employees will not be working weekends, so biking events will not be affected by traffic. He went on to explain that there are regulations set forth by the state, OSHA, MSHA that they have to meet and often they exceed those requirements. Their drivers have had no accidents and he hosts ongoing safety meetings. Kordus went on to address the noise concern, processing of shingles concern, and emphasized that they are working closely with the Lake District.

Tom Amon (1701 Main Street, Union Grove, WI) addressed some of the issues that were brought up in the opposition. There is a draft haul-road agreement almost complete that will cover costs of road and culvert improvements. He answered why they cannot access Highway 18. It is because the Crossman family does not want the road to cut through their farm land. There is no lease agreement with them. Amon explained that he explored other properties to access Highway 18. Amon addressed the application concerns and reclamation plan concerns. Amon stated that they will not be drilling wells. Concerns about traffic can be handled in haul road agreement.

Karl Wilock (1701 Main Street, Union Grove, WI) explained that he is the operation managers and that the company is a family business and that their main priority is safety.

Matt Scheinke (5204 Monarda Ct, McFarland, WI) explained that he is speaking on behalf of the Crossman family that is involved in the agreement. They are indifferent about the operation. He stated that the Crossman's everyone's views and just want to be able to continue to farm the land. He addressed the suggestion to put a road access out to Highway 18 instead of Hope Lake Road. He explained that option wouldn't be possible due to the wetland present on the property.

QUESTIONS FROM COMMITTEE: None.

STAFF REPORT: Given by Zangl and in the file. There was a memo submitted by Gerry Kokkonen, GIS/Land Use Specialist for the Jefferson County Land & Water Conservation Department. Kokkonen stated that the plan is in compliance, however there is opportunity to address some of the concerns brought forth. There was further discussion between the petitioner and those opposed regarding traffic direction. Kordus further explained the operation.

Zangl asked petitioner if there will be any blasting. Petitioner answered no. Zangl asked petitioner to briefly explain hours of operation including time of year. Kordus explained the hours as submitted in application in file. Zangl explained that the approval is only for 10 years. Zangl asked what the typically amount of trucks per day would be. Kordus answered 30-50 trucks on a busy day. Zangl discussed the screening and berm plan. Zangl questioned the phases. There was discussion on the water leaving the site and the expectations of the Lake District and a discussion on the road agreement. Zangl asked what the Hope Lake Road setback was. Kordus answered 150-200 feet. Zangl asked Kordus to touch on the plans of the recycled material. Kordus explained. Zangl had Kordus touch on his noise and dust control.

TOWN: Approved on 3/17/2020.

Motion by Supervisor Jaeckel, seconded by Supervisor Foelker to adjourn at 8:59 p.m.

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

