

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JANUARY 30, 2017

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with the Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of January 9, January 13 and January 19 Committee Minutes
7. Communications
8. December 2016 Monthly Financial Report for Land Information Office – Andy Erdman
9. January 2017 Monthly Financial Report for Zoning – Rob Klotz
10. Discussion and Possible Action on Request by Kelsey Sambs to Consider a Lot Line Adjustment on PIN 022-0613-2812-002 in the Town of Oakland
11. Discussion and Possible Reconsideration Action on Zoning Amendment R2958A-04 for Richard and Margaret Hawk on PIN 030-0813-1013-001, Town of Waterloo
12. Discussion and Possible Action on Petitions Presented in Public Hearing on January 19:

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres).

R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

R3951A-17 – Ron McDermott/RSM Rentals LLC Property: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

R3713A-17 – Kathy Zimmerman/Harold & Carol Deback Trust Property: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-

0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

R3954A-17 – Mitchell Patterson/Dow Didion Trust Property: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37Acres). The site is near **State Road 106** in the Town of Sullivan.

R3955A-17 – Mitchell Patterson/Dow Didion Trust Property: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

CU1907-17 – Lois M Johnson Trust & Big J Farms Property: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

CU1908-17 – Robert Owen: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

March 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

March 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

March 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

15. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

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 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JANUARY 9, 2017**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:00 a.m.

2. Roll Call (Establish a Quorum)

Committee members present at 8:30 a.m. were Nass, Reese, Jaeckel and Rinard. Also present were Andy Erdman, Director of Land Information; Mark Watkins, Director of Land and Water Conservation; and Joe Strupp, Land and Water Conservation Technician. Zoning Department staff in attendance included Rob Klotz, Deb Magritz and Matt Zangl.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of the Agenda

No changes were proposed.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)

There was no public comment.

6. Approval of November 28, December 12 and December 15, 2016 Committee Minutes

Motion by Reese, seconded by Jaeckel to approve the November 28 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the December 12 meeting minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the December 15 meeting minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

Klotz handed out copies of his December monthly report to the County Administrator and briefly explained. He also distributed the WisLine telephone conference schedule.

David arrived at 8:33 a.m.

8. Discussion and Possible Action on a Potential Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan

Roll call was taken, with Nass, Reese, Jaeckel, Rinard, David, Klotz and Watkins noting their attendance. Klotz recapped facts to date. Watkins further explained that Hoards started to fill the manure storage structure on December 1. Sampling results came back on December 8 and were one hundred times higher than where they had been going into this phase. Filling was shut down again on December 10, and live test 3 addendum was temporarily suspended. Monitoring continues, but no new manure is being put into the basin. Two theories for this rapid increase were explained by Watkins. Watkins continues discussion with Hoards and their engineer. The last test was considerably lower, at 70 mg/liter, down from 600 mg/liter. However the trigger points in the

addendum are 10 and 12 mg/liter, so the basin cannot go into operation until those levels are reached. Watkins will bring the matter back to the Committee when the basin is ready to go back into operation.

9. **Discussion and Possible Completeness Determination on Application for Expanded Livestock Facility by Cold Spring Egg Farm, Town of Palmyra**
A roll call was taken, with David, Rinard, Jaeckel, Nass and Reese, Strupp and Klotz noting attendance. Klotz explained the process to date. Strupp continued, noting that Cold Spring Egg Farm is proposing to have 50,000 animals units, comprised of 4 million layers and 2 million pullets. They plan a modernization of their facility with six new barns being built and five old barns being razed. This proposal almost doubles the bird numbers. Motion by Reese, seconded by Jaeckel to approve the determination of completeness by the Land and Water Conservation Department of the application for Cold Spring Egg Farm. David, Rinard, Jaeckel, Nass and Reese voting aye.
10. **November 2016 Monthly Financial Report for Land Information Office – Andy Erdman**
Revenues are pretty much finalized, showing about a \$900 shortfall in revenues due in part to the Highway Department not using the County Surveyor as much as anticipated. Document recording is up overall from 2015 by about 2,000.
11. **December 2016 Monthly Financial Report for Zoning – Rob Klotz**
December 2016 revenues were up \$4,000 from those of December 2015. Total budgeted revenues for 2016 were \$191,400, and actual revenues were \$235,086. Budgeted revenues for 2017 remain at around the \$191,000 figure. Some monies have been set aside by the County Administrator for upcoming plan work.
12. **Discussion and Possible Action on Development of an Ordinance Regulating Beekeeping**
Ten Town responses were received-five were in favor of developing an ordinance, but with conditions. The other responses were opposed to developing an ordinance. Motion by David, seconded by Rinard to not develop an ordinance to regulate beekeeping. Motion carried on a voice vote with no objection.
13. **Discussion and Possible Action on Mini-Pigs Being Designated as Household Pets**
Five townships were in favor of developing an ordinance to regulate mini-pigs and most with very specific conditions; six were not in favor. Motion by Rinard, seconded by Jaeckel to leave the ordinance as is, allowing mini-pigs or any other animal units in zones as the ordinance allows now, at the density currently allowed. Motion carried on a voice vote with no objection.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2016:

APPROVE WITH CONDITIONS R3940A-16 - John Whitcomb/Thiebeau Hunting Club Property on a motion by Jaeckel, seconded by David: Rezone PIN 016-0513-3341-000 (122.13 Acres) to A-2, Agricultural and Rural Business to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3941A-16 – Jeff Gaal on a motion by Reese, seconded by Jaeckel: Rezone to A-3 to create a 3.86-acre lot combination around the home at **W532 County Rd B** from part of PINs 006-0716-1411-003 (3.756 Acres) and 006-0716-1411-005 (1.572 Acre). Create a 2-acre lot around the existing home at **W568 County Rd B** from PIN 006-0716-1411-003. The sites are in the Town of Concord. Motion carried on a voice vote with no objection.

POSTPONE THE PART OF R3942A-16 for Steve Wareham/Wareham Properties IIS LLC requesting to create a 3-acre A-3 farm consolidation lot around the home at **N7004 County Rd P for redesign**, on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** the part of R3942A-16 – Steve Wareham/Wareham Properties IIS LLC for two, 2-ac A-3 building sites near the intersection of **County Rd P and Ranch Rd**, from PIN 006-0716-0632-000 (51.25 Acres) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. The sites are in the Town of Concord.

NO ACTION TAKEN, PETITIONER DID NOT APPEAR AT PUBLIC HEARING. R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Rd N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres)

APPROVE WITH CONDITIONS R3944A-16 – John & Sally Mason on a motion by Reese, seconded by Jaeckel: Create a 1.2-ac A-3 farm consolidation lot around the home at **W2272 Piper Rd** from PIN 024-0516-1943-001 (0.96 Acre) and part of PIN 024-0516-1943-000 (35.05 Acres). The site is in the Town of Palmyra. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties on a motion by Reese, seconded by Jaeckel: Create a 3.3-acre A-3 lot around the home and buildings at **W5576 Tri-County Rd** and a 3.7-acre A-3 lot around the home at **W5550 Tri-County Rd** from part of PINs 016-0514-3534-000 (22.765 Acres) owned by the Raymond Stritzel Trust Property and PIN 016-0514-3534-002 (8.6 Acres) owned by Steven Stritzel. Motion carried on a voice vote with no objection. The sites are in the Town of Koshkonong.

APPROVE WITH CONDITIONS R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property on a motion by Jaeckel, seconded by Reese: Rezone to **A-3**, 1 ac for a new building site near **W5576 Tri-County Rd** and 0.35 ac to add it to an adjoining A-3- zoned property at **W5524 Tri-County Rd**. The sites are part of PIN 016-0514-3534-000 (22.765 Acres) in the Town of Koshkonong. Motion by Nass, seconded by Jaeckel to consider the new lot as prime ag land lot. Both motions carried on voice votes with no objection.

APPROVE WITH CONDITIONS R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property on a motion by Reese, seconded by Jaeckel: Rezone 2.5-ac of PIN 016-0514-3534-000 (22.765 Acres) near **W5524 Tri-County Rd** in the Town of Koshkonong to **Natural Resource**. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3948A-16 – Fred Heckel on a motion by Jaeckel, seconded by Reese: Rezone 2 acres of PIN 006-0716-2032-001 (35.818 Acres) for a new **A-3** zoned building site on **Hillside Dr** in the Town of Concord. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3949A-16 – Fred Heckel on a motion by Reese, seconded by Jaeckel: Create a 4-acre **Natural Resource** zone from PIN 006-0716-2032-001 (35.818 Acres) adjoining the proposed building site on **Hillside Dr**, Town of Concord. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1903-16 –Brenda Seeber on a motion by Jaeckel, seconded by David: Allow a conditional home occupation for a tree and aerial service business in accordance with Sec. 11.04(f)8, Conditional Uses d. of the Jefferson County Zoning Ordinance. The subject is at **W2232 Aliceton Dr** in the Town of Ixonia on PIN 012-0816-3043-002 (1.156 Acre), and is zoned A-3, Agricultural/Rural Residential. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1904-16 – Glenn & Linda Wegner on a motion by Reese, seconded by Jaeckel: CU to allow a 185-foot monopole cell tower with associated cabling and equipment on PIN 020-0814-0412-000 (38.838 Acres) under Sec. 11.055 of the Jefferson County Zoning Ordinance. The property is near **County Rd Q and State Road 19** in the Town of Milford, and is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1905-16 – Kathy & Steven Hatch on a motion by Nass, seconded by Reese: CU for up to five dogs in an A-3, Agricultural/Rural Residential zone at **W1628 Froelich Rd**, Town of Sullivan under Sec. 11.04(f)8, Conditional Uses c. of the Jefferson County Zoning Ordinance. The property is on PIN 026-0616-0932-001 (14 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1906-16 – Jacob & Katie Bowling on a motion by Reese, seconded by David: Allow a conditional home occupation/pump service business at **N7399 North Shore Rd** in the Town of Waterloo in accordance with Sec. 11.04(f)6, Conditional Uses f. The site is on PIN 030-0813-3542-000 (4.199 Acres), and is zoned A-1, Exclusive Agricultural. Motion carried on a voice vote with no objection.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

January 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

January 19, 7:00 p.m. - Public Hearing in Courthouse Room 205

January 30, 8:30 a.m. - Decision Meeting in Courthouse Room 203

February 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

February 16, 7:00 p.m. - Public Hearing in Courthouse Room 205

February 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203 – Klotz will be absent.

17. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection and the meeting adjourned at 9:54 a.m.

Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountynwi.gov.

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 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, JANUARY 13, 2017

1. Call to Order

The meeting was called to order by Chairman Nass at 8:02 a.m.

2. Roll Call (Establish a Quorum)

All members were present.

3. Certification of Compliance with the Open Meetings Law

Reese certified that the meeting was being held in compliance with the Open Meetings Law.

4. Approval of the Agenda

Motion by Jaeckel, seconded by David to approve the agenda. The motion passed on a voice vote with no objection.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)

There was no public comment.

6. Communications

There was no communications.

7. Site Inspections for Petitions to be Presented in Public Hearing on January 19, 2017:

Site inspections began at 8:03.

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres).

CU1907-17 – Lois M Johnson Trust & Big J Farms Property: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

CU1908-17 – Robert Owen: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

R3954A-17 – Mitchell Patterson/Dow Didion Trust Property: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37 Acres). The site is near **State Road 106** in the Town of Sullivan.

R3955A-17 – Mitchell Patterson/Dow Didion Trust Property: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

R3951A-17 – Ron McDermott/RSM Rentals LLC Property: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

R3713A-17 – Kathy Zimmerman/Harold & Carol Deback Trust Property: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

8. Adjourn

Motion by Jaeckel, seconded by David at 10:06 a.m. to adjourn. The motion was carried on a voice vote with no objection.

Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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.

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NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, January 19, 2017

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 public hearing was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

All members of the committee were present. Also present was Rob Klotz and Matt Zangl from the Planning and Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese confirmed that the public hearing was being held in compliance with the Open Meeting Law.

4. Approval of Agenda

Motion by Jaeckel, seconded by David to approve the agenda as presented. The motion was carried on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Nass explained the public hearing process. Nass noted the Decision Meeting will be held on 1-30-2017 and County Board will meet on 2-14-2017.

6. Public Hearing

Klotz read the following and noted petition R3953A-17 was been withdrawn.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 19, 2017, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **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 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres).

Petitioner: Mark Anderson (Agent): Nancy would like to split off the barns and buildings into a 3 acre lot. The 3 acres is asked for to have animal units for horses and to include the pasture. The neighboring farmer has written a letter and Rob has a copy of it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 11-16-16 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This is a rezone from A-1 to A-3 and is a farm consolidation with a pre-1975 home. The 3 acres are included for future animal units.

R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

Petitioner: Kevin Emrath (N6297 County Road P): We bought the estate and want to sell the house back to the previous owner.

Petitioner does not rebut Mr. Hying.

In response to Klotz: There is access to the remainder A-1 north of the barn. The house is pre-1975.

Comments in Favor: None

Comments Opposed: William Hying (N6531 South Island View): How many lots are they allowed to split off? I also have letters from the neighbors.

Questions from the Committee: None

Town Response: Dated 1-18-2017 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz answered Hying's questions. They have about 60 acres which would allow for 2 prime lots or 3 nonprime lots and Concord has a more restrictive ordinance. Klotz questioned if there is access for the remainder A-1 lots and if the home is pre-1975. Klotz noted Mr. Hying provided 3 letters of opposition from Terry/Charlotte Saratski, Will Hying and Jim/Nancy Foltz. The letters will be added to the file.

R3951A-17 – Ron McDermott/RSM Rentals LLC Property: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

Petitioner: Ron McDermott (W3431 Sunshine): We would like to build a house and separate the farm buildings from the rest of the land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-12-16 and in the file, the Town was in favor of this petition with the condition of the an affidavit with the majority being a prime lot consolidation.

Staff Report: Given by Klotz and in the file. With the vacant lot, an affidavit would be required.

R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

Petitioner: Bill Gauger (Agent, W701 Herr Road): We would like to split off the buildings and sell the farm land and sell the home.

Clyde Kreutter III (N3577 County Road P): In response to Klotz: Yes, farm has access.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-22-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. There would be two access points for the home. Is there access for the A-1 remainder? Klotz noted the petition is for 2 acres so there would be limited animal units allowed.

R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

This petition has been withdrawn.

R3713A-17 – Kathy Zimmerman/Carol Deback Trust Property: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

Petitioner: Kathy Zimmerman (N6815 County Q): We would like to split off the last 1 acre lot. The rest of the farm has been sold. Each daughter was to get a lot from the land to build a house and this is for the finally daughter to build on.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The town was again in favor.

Staff Report: Given by Klotz and in the file. This would be the last split so the affidavit would be required and it is already signed and in the file. Nothing has changed since the original petition.

R3954A-17 – Mitchell Patterson/Dow Didion Trust Property: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37 Acres). The site is near **State Road 106** in the Town of Sullivan.

Petitioner: Dow Didion (W1783 Amarath Drive, Oconomowoc): We would like a 6 acres for a building site. I believe it is mainly non-prime in that area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-6-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This would use all the non-prime lots available. It is a lot combination. It is cropped land but non-prime soil. This would be subject to the negation of the next petition.

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

R3955A-17 – Mitchell Patterson/Dow Didion Trust Property: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

Petitioner: Dow Didion (W1783 Amarath Drive, Oconomowoc)

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-6-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This is to nullify the 1982 zone that was created but never surveyed.

CONDITIONAL USE PERMIT APPLICATIONS

CU1907-17 – Lois M Johnson Trust & Big J Farms Property: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

Petitioner: Michael Accapetti (540 W. Madison St., Chicago): This is part of the governments wireless broadband/internet service initiative.

Rebuttal to McAllister: It will be about 290 feet from the centerline of 106. It will be 150 feet tall and it will be monotower which is like a flag pole. This location is placed within ¼ mile of a location the government gives ATT. Towers need to be located near each other so they can blanket the surrounding areas. The range of this tower is 3-4 miles.

The next closest tower is about 3 miles away.

Comments in Favor: None

Comments Opposed: Dennis McAllister (W4572 Roach Ln): Where will the tower be located at? How far from 106? What will it be? A base tower? A high output? I am located ¼ of a mile from the location and have good internet and cell service.

How far away is the closest tower?

Questions from the Committee: None

Town Response: Dated 12-12-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz explained the State requirements and approval conditions for conditional use permits for towers like this application.

CU1908-17 – Robert Owen: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

Petitioner: Robert Owen (W3774 Bredlow Ln): I do art work for head stones for people's pets. It is all voluntary. I do accept donations and then donate the money to the human society or to kids cancer.

In response to Klotz: I have a three car garage and all the work is done in it. It is a quiet operation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 12-12-2016 and in the file, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz questioned if it done in the day time hours? The neighbors were notified and none are present at this public hearing.

Motion to adjourn by Reese, seconded by David at 7:30 p.m. The motion was passed on a voice vote with no objection.

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.

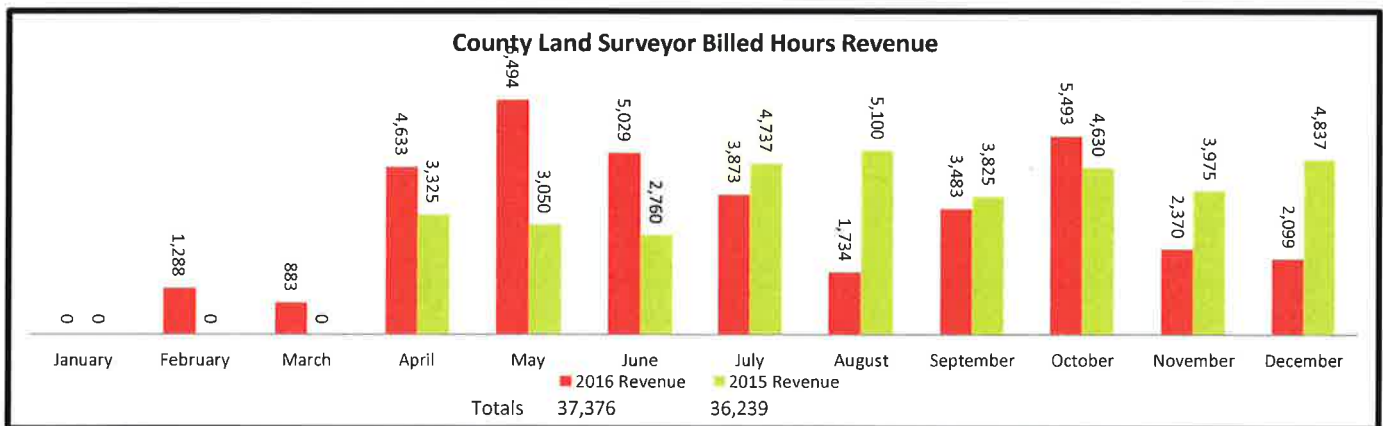
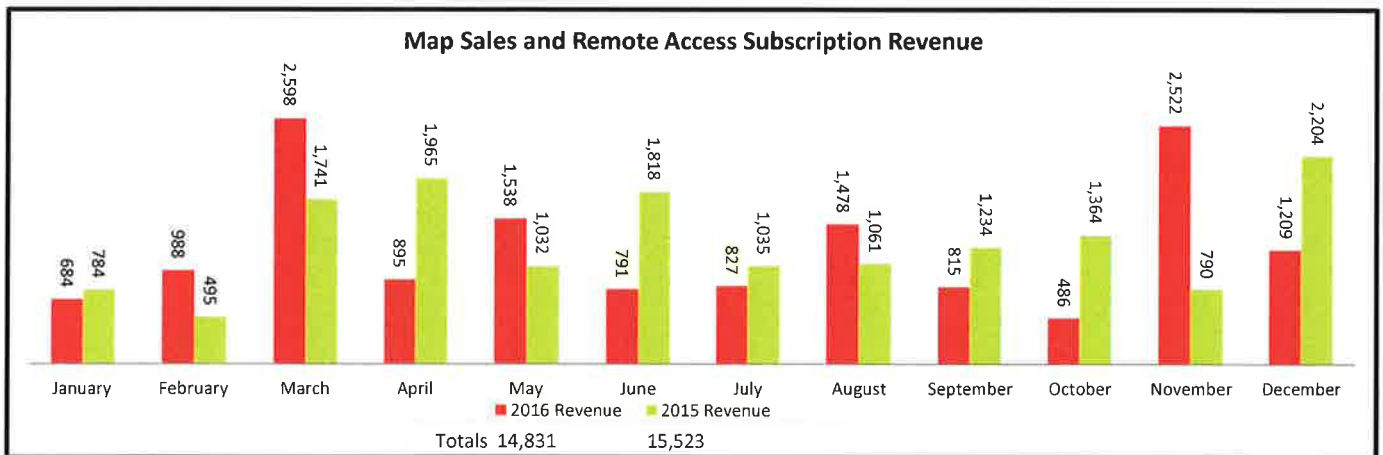
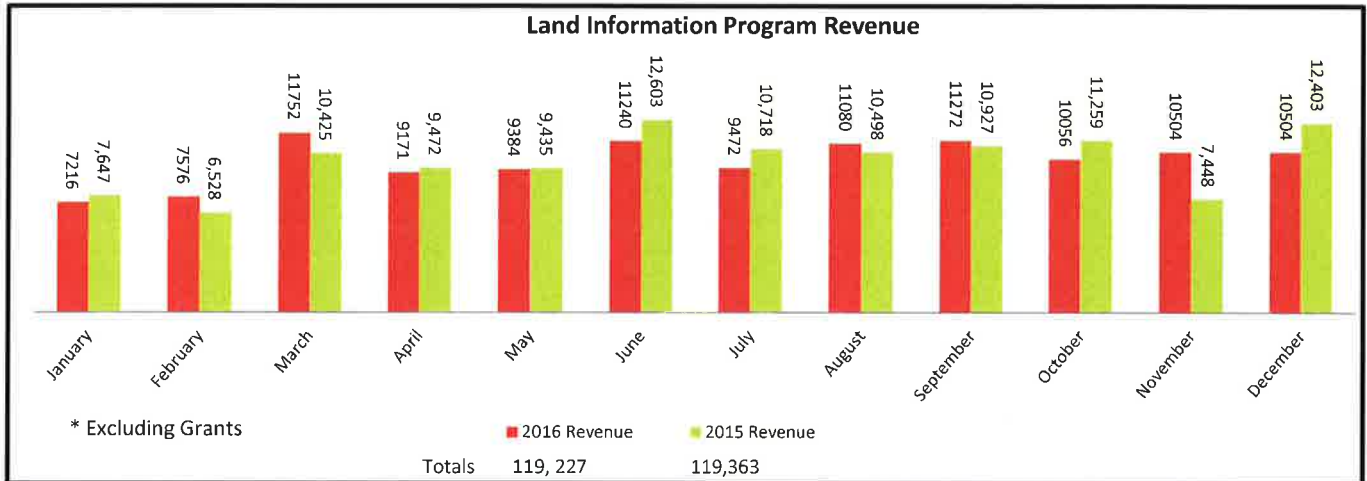
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at www.jeffersoncountync.gov

Don Reese, Secretary

2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year



Work Page | Zoning Receipt | Solid Waste | Receipt Look-up | Reporting

Jefferson County Planning and Zoning Department

Enter Year:

submit

PDF: Excel:

Enter 2016 Actual Zoning Deposit:

submit

Enter 2017 Budget Revenues:

submit

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2017 Totals	2016 Totals	2016-2017 Difference
Jan	8,100.00	247.58		1,525.00	450.00								10,322.58	9,017.05	1305.53
Feb														16,296.12	-16296.12
Mar														15,492.16	-15492.16
Apr														43,593.19	-43593.19
May														19,437.09	-19437.09
June														20,848.87	-20848.87
July														18,565.86	-18565.86
Aug														23,785.79	-23785.79
Sept														23,058.79	-23058.79
Oct														21,548.54	-21548.54
Nov														17,218.26	-17218.26
Dec														13,535.00	-13535
Total	8,100.00	247.58		1,525.00	450.00								10,322.58	242,396.72	-232074.14

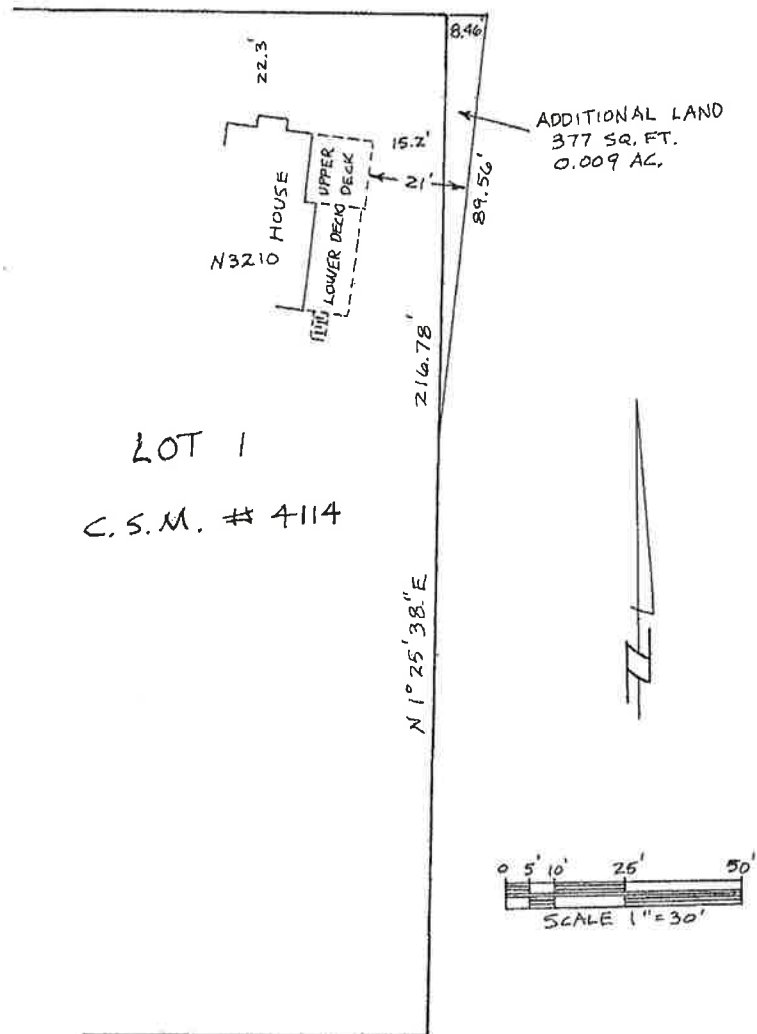
2016 Actual Zoning Deposit: Please Enter Deposit

2017 Budget Revenues: Please Enter Revenues

2017 Deposits YTD: \$10,322.58

PLOT PLAN

PROPOSED ADDITION TO COMPLY WITH BUILDING SETBACK FOR LOT 1, C.S.M. #4114
IN THE NE ¼ OF SECTION 28, T6N, R13E, TOWN OF OAKLAND, JEFFERSON COUNTY, WI



Prepared for: Kelsey Sambs
N3210 County Road A
Fort Atkinson, WI 53538

Date: January 14, 2017

Sheet 1 of 1

JN 17-01

ANDERSON LAND SURVEYING LLC
W 6141 Star School Road, Fort Atkinson, WI 53538

Professional Land Surveyor
Phone (920) 563-8162

PETITION TO AMEND ZONING ORDINANCE

2958 A-04

TO: JEFFERSON COUNTY CLERK
JEFFERSON COUNTY BOARD OF SUPERVISORS

This petition, made under and pursuant to provisions of s59.97(5)(e)1, Wisconsin Statutes, requests the Jefferson County Board of Supervisors to amend the Zoning Ordinance of Jefferson County.

RICHARD HAWK REQUEST THAT THE ZONING MAP OF THE TOWN OF WATERLOO
(Petitioner's Name-Please Print)

be amended to change the zoning classification of the property described

from A-1 district to A-3.

PROPERTY DESCRIPTION

SW 1/4 NE 1/4 Section 10, Town 8 N, Range 13 E, Town of WATERLOO
Property Address W 8219 ISLAND RD Lot - Block - Parcel No. 030-0843-1013-001
Subdivision - CSM Vol. - Page - Deed Vol. 465 Page 33 (7.52A)
Parent Parcel Size 7 1/2 ACRES Present Use AGRICULTURE
Assessed Value of Improvements Involving to be Rezoned 0

PROPERTY OWNER(S)

Name RICHARD HAWK
Address 819 COLE ST
WATERLOO, WI 53094
Phone 920 261 828

Name Margaret Stark transferred 10/29/04
Address cp Frank Will
W12714 CTH AS
Phone Brandon, WI 53919

PLEASE EXPLAIN PETITION:

Submit Preliminary Certified Survey Delineating Proposed Land Division. Reasons for Rezoning, Type of Use Proposed and Structures Needed, Land Modifications Necessary, etc. USE ADDITIONAL PAGES, IF NEEDED. Soils Report by Certified Soil Tester and a Final Certified Survey map May Be Required Following Approval.

CREATE 1 ACRE BUILDING SITE

NONREFUNDABLE HEARING FEE OF \$250 PLUS SURVEY REVIEW FEE OF \$25.00 MUST ACCOMPANY PETITION. SUBMIT APPLICATION AND FEE TO JEFFERSON COUNTY ZONING DEPARTMENT, COURTHOUSE ROOM 201, 320 SOUTH MAIN STREET, JEFFERSON, WI 53549

PETITIONERS UNDERSTAND THAT NOTICE OF PUBLIC HEARING WILL BE SENT TO THEM, TO TOWNSHIP OFFICIALS, COUNTY BOARD SUPERVISOR FOR THE AREA OF REZONING, AND PROPERTY OWNERS WITHIN ONE-QUARTER MILE OF PARCEL IN QUESTION

Richard Hawk
(Signature of Petitioner or Agent)

10/14/04
(Date)

(Address, if Different From Above)

County Board Supervisor Vic Imrie, Jr. (2)
Extraterritorial -

AS PETITIONER, I UNDERSTAND THAT I MUST CONTACT TOWNSHIP OFFICIALS AND ATTEND A TOWN BOARD MEETING ON THIS MATTER PRIOR TO THE COUNTY'S PUBLIC HEARING; I UNDERSTAND THAT I MUST ALSO ATTEND THE COUNTY'S PUBLIC HEARING OR SEND AN AGENT TO REPRESENT ME.

Richard Hawk
(Signature of Petitioner or Agent)

10/14/04
(Date)

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SW 1/4 of the NE 1/4 of section 10, Township 8 N, Range 13 E, Town of WATERLOO, Jefferson County, Wisconsin, on Parcel Number 13-1

Date Submitted 9-07-04

Owner Margaret Stark Estate
Richard E. Hawk (Agent)
Address W8219 Island Rd.
Waterloo, WI
Phone (920) 262-2764 (R. Hawk)

Surveyor Ronald H. Greve
Address 306 S. 3rd St.
Watertown, WI 53094
Phone (920) 261-8191

Intent and Description of Parcel to be Divided:

- ☒ Rezoning
☐ Allowed Division with Existing Zone
☐ Accessory Land Division in an A-1 Zone
☐ 35+ Acre lot in A-1 Zone

Note to Be Placed on Final CSM:

Petition # 2958A-04 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning

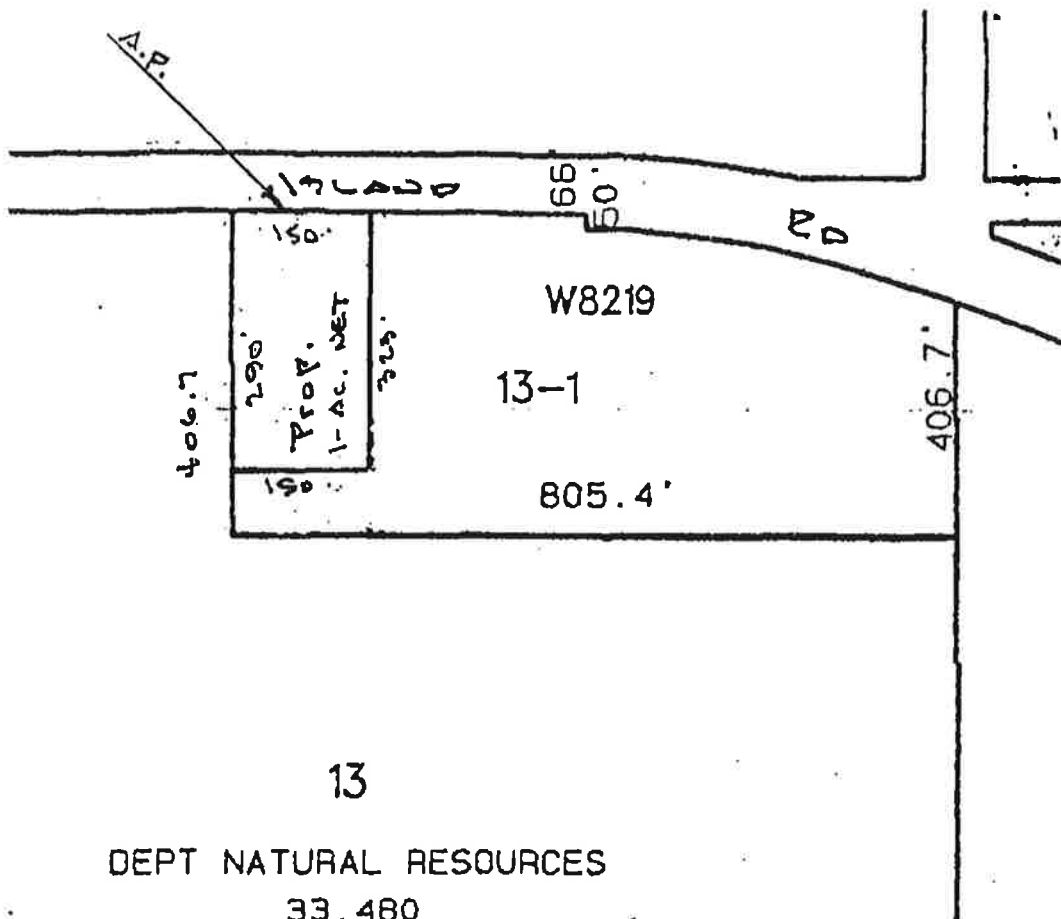
In addition to info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to proper division
- ☐ Location of access to public road, approved by agency having jurisdiction over the road
- ☐ All lands reserved for future public acquisition
- ☐ Date of the map
- ☐ Graphic scale

Town Board Approval Date Margaret
County Highway Approval (if applicable)
Zoning Office Approval

Date 10-13-04
Date
Date

Please submit four copies to Jefferson County Zoning, Room 201, Courthouse, 320 S. Main St., Jefferson, WI 53549



13

DEPT NATURAL RESOURCES
33.480



Jefferson County

ZONING AND SANITATION DEPARTMENT
COURTHOUSE, 320 S. MAIN ST., JEFFERSON, WI 53549
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

MEMORANDUM

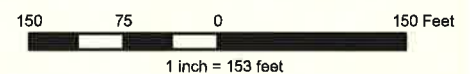
DATE: October 30, 2006
TO: Richard Hawk
FROM: Jefferson County Zoning *BH by dm*
RE: Zoning Amendment 2958A-04

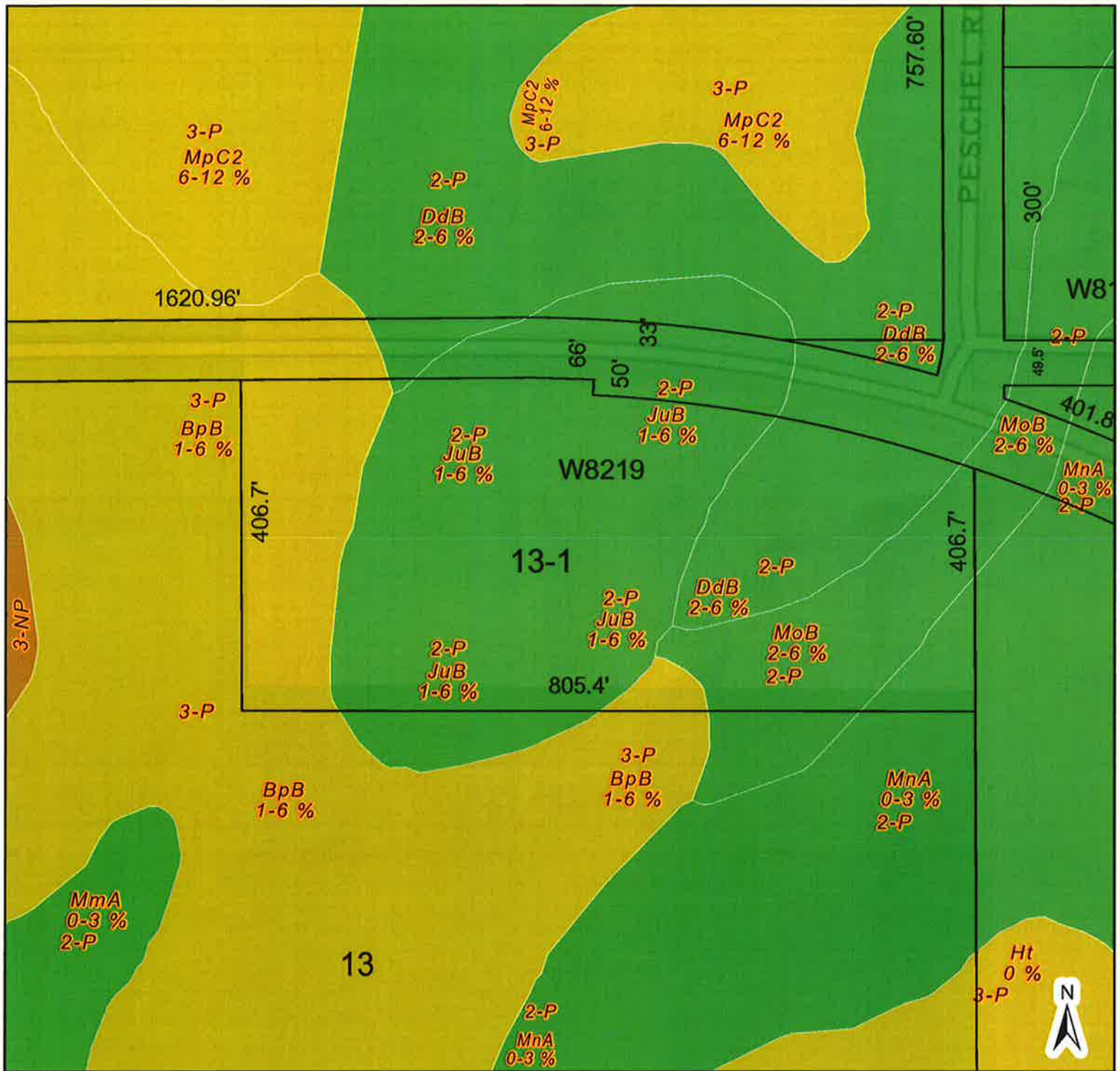
The Jefferson County Planning and Zoning Committee, having considered the above-identified petition to amend the zoning ordinance of Jefferson County, does hereby recommend that the petition in question be conditionally approved. The Committee would accept either a lot east of W8219 Island Road or immediately west of the buildings; the Committee did not accept your proposal to move the lot to the west property line. Therefore, a new preliminary certified survey map for one of those approved locations is required. This request will not be forwarded to the County Board for final approval until that new map is received.

Cc Town of Waterloo Clerk

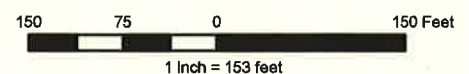


- | | | | |
|-----------------------|---------------------|-------------------------|---------------|
| Municipal Boundaries | Section Lines | 2 ft contour interval | Green: Band_2 |
| Property Boundary | Surface Water | 10 ft contour interval | Blue: Band_3 |
| Old Lot/Meander Lines | Map Hooks | 50 ft contour interval | |
| Rail Right of Ways | Tax Parcels | 100 ft contour interval | |
| Road Right of Ways | Streams and Ditches | Red: Band_1 | |





- | | | | |
|---------------------------|-----------------------|--------|--------|
| — Municipal Boundaries | — Section Lines | ■ 1-P | ■ 5-NP |
| — Property Boundary | — Surface Water | ■ 2-P | ■ 6-NP |
| --- Old Lot/Meander Lines | — Map Hooks | ■ 3-P | ■ 7-NP |
| — Rail Right of Ways | — Tax Parcels | ■ 3-NP | |
| — Road Right of Ways | — Streams and Ditches | ■ 4-NP | |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: January 17, 2017
Author: