

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 JANUARY 29, 2018

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 8, January 12 and January 18 Meeting Minutes**
7. **Communications**
8. **January Monthly Financial Report for Zoning-Matt Zangl**
9. **Discussion and Possible Action on a Revision to Petition R4009A-17 for Matthew and Kimberley Kaminski, Approved by County Board on November 14, 2017**
10. **Discussion and Possible Action on Request by Dennis Brant for Reconsideration of Petition R4028A-17 Presented in Public Hearing on December 21 and Recommended for Approval by the Planning and Zoning Committee on January 8, 2018**
11. **Discussion and Possible Action on Petition R4029A-17 for Scott Anton, Presented in Public Hearing on December 21, 2017 and Postponed by the Committee on January 8, 2018**
12. **Discussion and Possible Action on Petitions Presented in Public Hearing on January 18, 2018:**

FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4031A-18 & CU1936-18 – Craig Smillie/Clint & Cheryl Cutsforth Property: Rezone PIN 010-0615-3232-002 (6.262 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance, with conditional use to allow storage and maintenance of concrete contractor's equipment and materials at **N2681 Wenham Road**, Town of Hebron.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4032A-18 & CU1937-18 – Kurt Pfluger/Loeb & Company LLP Property: Rezone PIN 032-0815-2043-000 (31.63 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance, with conditional use for a recreational facility/paintball and outdoor activities park on **High Road** in the Town of Watertown.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4036A-18 & CU1938-18 – Nick Draskovich/Larry & Lyn Tarnowski: Rezone 1.573 acre of PIN 024-0516-1432-002 (3.6 Acres) with conditional use to allow storage of contractor’s equipment and materials at **N1428 Zion Road** in the Town of Palmyra. This is being done in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

R4014A-17 – David Hughes: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 4.25-acre farm consolidation lot around the home at **W9122 London Rd**, Town of Lake Mills, on PIN 018-0713-3221-000 (40 Acres).

R4033A-18 – Dempsey Farms Partnership/Treffinger Management LLC Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 5-acre farm consolidation lot around the home and buildings at **W708 Hooper Road** from part of PIN 024-0516-0234-000 (37.697 Acres), Town of Palmyra.

R4034A-18 – Thomas & Rochelle Anfang: Rezone to create a 5-acre lot around the home and buildings at **N4589 Pioneer Drive** from part of PINs 026-0616-0541-001 (12.065 Acres), 026-0616-0541-002 (3 Acres) and 026-0616-0542-000 (35.185 Acres) in the Town of Sullivan. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4035A-18 – Irma Radermacher/Claude & Irma Radermacher Properties: Rezone all of PIN 028-0513-1624-001 (0.23 Acre) owned by Irma Radermacher and part of PIN 028-0513-1624-000 (37.268 Acre) owned by Claude and Irma Radermacher to create a one-acre lot around the home at **W8795 Loga Road** in the Town of Sumner. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3997A-17 – Daniel & Nancy Last/Daniel & Nancy Last and Wilbur Miller Property: Rezone 0.8 acre of PIN 032-0815-1544-000 (55.29 Acres) to enlarge the existing A-3 lot, PIN 032-0815-1544-002 on **Witte Lane** and improve its road access. This is in the Town of Watertown, and is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

- February 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**
- February 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**
- February 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**
- March 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**
- March 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**
- March 26, 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 8, 2018**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:30 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30. Also in attendance were Matt Zangl and Deb Magritz of the Planning and Zoning Department.

3. Certification of Compliance with the Open Meetings Law

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

4. Approval of the Agenda

Motion by Rinard, seconded by David to approve the agenda as presented. Motion carried 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. Approval of November 27, December 15 and December 21, 2017 Meeting Minutes

Motion by Jaeckel, seconded by Rinard to approve the November 27 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.

Motion by Reese, seconded by Jaeckel to approve the December 21 public hearing minutes as presented. Motion carried on a voice vote with no objection.

7. Communications

There were no communications.

8. November 2017 Monthly Financial Report for Land Information Office

Rather than just a November report, Erdman presented year-end totals. He noted that map sales were down a bit and recording revenues were up a bit. The surveyor's revenues were about \$9,000 short of budget.

9. December 2017 Monthly Financial Report for Zoning-Matt Zangl

Zangl reported that Zoning Department revenues were up about \$9,000 from December 2016 revenues, due in large part to two cell towers. The year-end revenues are up \$44,000 from 2016.

Due to the presence of guests, the Committee moved to agenda item 12, specifically for R4026A-17, R4027A-17 and R4028A-17.

12. Discussion and Possible Action on Petitions Presented in Public Hearing on December 21, 2017:

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

APPROVE WITH CONDITIONS R4026A-17 – Amy Tessman/Amy L Heine Property on a motion by Jaeckel, seconded by David: Create a 3.1-acre lot around the home at **N6188 South Farmington Rd** and a new 1-acre building site adjoining it. These are proposed from PIN 008-0715-1334-001 (11.416 Acres) in the Town of Farmington in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R4027A-17 – Amy Tessman/Amy L Heine Property on a motion by David: Create a 1.3-acre building site on the west side of **South Farmington Rd** from part of PIN 008-0715-1333-001 (12.25 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

APPROVE A MODIFICATION WITH CONDITIONS R4028A-17 – Dennis Brant/Alvin B Brant Trust Property on a motion by Nass, seconded by Reese: Rezone to create a 3-acre farm consolidation lot around the home and buildings at **N4470 South Schopen Rd** from PIN 014-0615-0712-000 (38.8 Acre) in the Town of Jefferson and add two prime ag land acres, utilizing the last available A-3 lots and requiring an affidavit. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote, with Nass, Reese and Rinard in favor, and Jaeckel and David opposed.

10. Discussion and Possible Action on Redesign of Petition R3974A-17 for Zach Holcomb/Conrad & Carolyn Holcomb Property, Zillge Lane, Town of Watertown, Approved by County Board on July 11, 2017
Motion by Reese, seconded by Jaeckel to approve the redesign of this approval, turning the lot 90 degrees to include suitable soil types for a septic system. No further action will be necessary on the Holcombs' part. Motion carried on a voice vote with no objection.

11. Discussion and Possible Action on Petition R4020A-17 for Brian Statz, US Highway 18, Town of Jefferson Presented in Public Hearing on November 16, 2017 and Subsequently Postponed
Zangl explained the situation to date. Motion by Nass, seconded by Jaeckel to deny the petition based upon the Town's denial. Motion carried on a voice vote with no objection.

12. Discussion and Possible Action on Petitions Presented in Public Hearing on December 21, 2017:

FROM INDUSTRIAL TO RESIDENTIAL R-2

NO ACTION TAKEN-THE PETITIONER IS COMING TO A FUTURE PUBLIC HEARING WITH A NEW REQUEST - R4024A-17 – Eugene Gutzmer Jr/ Merrill Eugene Gutzmer Property: Rezone 2.3 acres of PIN 004-0515-3222-000 (18.305 Acres) to create a lot around the home at **N462 County Road N** in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. The site is in the Town of Cold Spring.

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

APPROVED WITH CONDITIONS R4025A-17 – Richard & Cecile Schaffer on a motion by Jaeckel, seconded by Reese: Rezone to create an A-3 zoned lot from PIN 006-0716-1542-002 (1.069 Acres) and an A-3 zoned lot from PIN 006-0716-1542-003 (1.028 Acres) at **N6213 Country View Ln** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection.

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

POSTPONED FOR ADDITIONAL INFORMATION R4029A-17 – Scott R Anton on a motion by Rinard, seconded by Reese: Rezone 2 acres of PIN 026-0616-3221-000 (30.8 Acres) for a new building site on **County Rd F** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion carried on a 3-2 vote, with David and Jaeckel objecting. Previously, a motion to approve as presented was made by David, seconded by Jaeckel. Motion was denied with a 2-3 vote, with David and Jaeckel in favor, and Nass, Reese and Rinard opposed.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH
CONDITIONAL USE PERMIT APPLICATION**

APPROVE WITH CONDITIONS R4030A-17 on a motion by Jaeckel, seconded by David and CU1935-17 on a motion by Jaeckel, seconded by David – Northern Trail Meats LLC/Scott & Tami Zimmerman Property: Create a 5.4-acre A-2 lot on **County Road Q** in the Town of Milford and Conditional Use to allow for meat processing with retail sales. This site is part of PIN 020-0814-2112-000 (40 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions carried on voice votes with no objection.

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

January 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Rinard will and David may be absent.

January 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

February 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Jaeckel will be absent

February 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

February 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

15. Adjourn

Motion by Reese, seconded by David to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:34 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.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.

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
SITE INSPECTION 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
8:00 A.M. ON FRIDAY, JANUARY 12, 2018**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:10 a.m.
- 2. Roll Call (Establish a Quorum)**
Nass, Reese and Jaeckel were present. Rinard and David were absent and excused. Ed Morse was in attendance, as were Matt Zangl and Deb Magritz of the Zoning Department.
- 3. Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with open meetings law.
- 4. Approval of the Agenda**
Motion by Jaeckel, seconded by Reese to approve the agenda as presented. Motion carried 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 were no communications presented.

The Committee, Morse and Zangl left at 8:09 for the following site inspections:

- 7. Site Inspections for Petitions to be Presented in Public Hearing on January 18, 2018**
R4014A-17 – David Hughes to create a 4.25 acre A-3 lot around the buildings at **W9122 London Rd**, Town of Lake Mills on PIN 018-0713-3221-000
R4035A-18 – Irma Radermacher to create an A-3 zoned lot at **W8795 Loga Rd** from PINs 028-513-1624-000 and 028-0513-1624-001 in the Town of Sumner.
R4031A-18 & CU1936-18 – Craig Smillie/Clint & Cheryl Cutsforth Property to create a 6.262-acre A-2 lot with conditional use for storage of contractor's equipment and materials. This is in the Town of Hebron.
R4033A-18 – Dempsey Farms Partnership/Treffinger Management Property to create a 5-acre A-3 zone around the buildings at W708 Hooper Rd in the Town of Palmyra
R4036A-18 & CU1938-18 – Nick Draskovich/Larry & Lyn Tarnowski Property to create an approximate 1.573-acre A-2 zone with conditional use for storage of contractor's equipment and materials at **N1428 Zion Rd**, Town of Palmyra
R4034A-18 – Thomas & Rochelle Anfang to create a 5.2-acre A-3 lot around the home at **N4589 Pioneer Dr** in the Town of Sullivan from PINs 026-0616-0541-001, 026-0616-0541-002 and 026-0616-0542-000

R3997A-17 – Daniel & Nancy Last and Wilbur Miller to create a 4.8-acre A-3 lot on **Witte Ln** from part of PINs 032-0815-1544-000 and 032-0815-1544-002 in the Town of Watertown
R4032A-18 & CU1937-18 – Kurt Pfluger/Loeb & Co LLP Property to create a 31.63-acre A-2 zone with conditional use for a paintball course on High Road, Town of Watertown

8. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 10:10 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.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.

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.

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MINUTES 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 18, 2018

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

2. Roll Call

All Committee members were present. Deb Magritz and Matt Zangl of the Zoning Department were also in attendance.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

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

5. Explanation of Public Hearing Process by Committee Chair

Nass explained the public hearing process, and noted that the Planning and Zoning Committee will meet on January 29 to make decisions on conditional uses and recommendations on rezonings. The County Board will meet on February 13 to make the final decisions on rezonings.

6. Public Hearing

Zangl read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 18, 2018, 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, 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 RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4031A-18 & CU1936-18 – Craig Smillie/Clint & Cheryl Cutsforth Property: Rezone PIN 010-0615-3232-002 (6.262 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance, with conditional use to allow storage and maintenance of concrete contractor's equipment and materials at **N2681 Wenham Road**, Town of Hebron.

Petitioner: Craig Smillie of N2320 Johnson Road stated that he wants to store concrete equipment in the barn. Pretty much everything will be inside, but he might have a trailer or two outside.

Comments in Favor: There were no comments in favor.

Comments Opposed: Dennis McAllister of W4572 Roach Lane asked if Smillie will be driving big trucks in and out.

Rebuttal: Smillie replied that he will have work trucks and boom trucks, not huge semis-an F550.

Questions from the Committee: There were no questions from the Committee.

Town Response: In favor, dated December 11, 2017 and in the file.

Staff Report: Given by Zangl and in the file. He noted that a new address will be needed and directed the applicant to work with Land Information to get that squared away.

Upon questions from Zangl, the petitioner said that hours of operation will be 6:30 a.m. to 6:30 p.m., mostly Monday through Friday, and not much during the winter. There are four employees, and there will be no lights or loud noises at night.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4032A-18 & CU1937-18 – Kurt Pfluger/Loeb & Company LLP Property: Rezone PIN 032-0815-2043-000 (31.63 Acres) in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance, with conditional use for a recreational facility/paintball and outdoor activities park on **High Road** in the Town of Watertown.

Petitioner: Attorney Tim Langer, 111 South Fifth St, Watertown spoke. He introduced Adam Mundt, the on-site manager of the proposal. Mundt noted that he is the owner/operator of Damage Control Air Soft and Paintball in Poynette, and that they would like to open a second location on this High Road property. It would be a recreational zone for paintball, air soft, archery tag and a number of outdoor activities.

Comments in Favor: None

Comments Opposed: Simon Britts, N8024 High Road said that he has a petition signed by 24 residents from within a ¼ mile of the site and handed it in. He is totally opposed.

William Higgins, N8210 High Road stated that this is an agricultural and residential area and he wants to keep it residential. He doesn't want the commotion; he has concerns over noise, traffic. The property is part wetland. He is concerned that if this venture fails, will the site go to the next stage, such as motocross racing, a go-kart track or a gun club.

Francis Orval Jr of 254 Hillcrest Lane, Jefferson is Chairman of the Board of Trustees of the Moravian Church nearby. He feels that the noise would be disruptive to their services, meetings, confirmation classes and Vacation Bible School.

Janet Schultz of W4182 Ebenezer Road agrees with the previous two gentlemen.

Bob Schmidt of N8042 High Road is afraid this won't be maintained properly.

Robert Schultz of W4182 Ebenezer Road has concerns about this becoming an eyesore, the impact this would have on property values nearby and the damage paintballs could do to people off the site.

Dennis Uttech of N8128 High Road rents land adjacent to this property, and wonders how this facility could be run in this low land.

Kathy Uttech of N8128 High Road worries about the bicyclists and the wildlife. She questioned hours of operation and lighting.

Scott Hainstock of N8205 High Road has concerns about the traffic and the effect on property values. He wondered what could go on the property if this proposal fails. He is opposed.

Rebuttal by Petitioner: Mundt addressed the concerns. The recreational use in their proposal is for air soft, archery tag and paintball. The use of motorized vehicles is not part of the proposal.

There would be a pro shop open between the hours of 10 and 6, Monday through Friday, but during that time the field is only open for private groups.

To address noise concerns, Mundt said that the markers are indistinguishable beyond 150 feet, and the range of the paintball guns is 200 feet. They can put up noise-cancelling barriers if necessary. The shooting doesn't sound like gunfire, but rather more like the popping of balloons.

Non-permanent, and in some cases inflatable structures are used, and netting surrounds some of the area. The only permanent improvement to the area would be a mound septic system and a well.

His operation in Poynette has been in business since 1994, and there is no shortage of wildlife on the property. They have strict rules about not shooting at wildlife, and if someone is found to be doing that, they are banned from the property.

Their parking area would be either gravel, or dirt if allowed.

Addressing the questions of what could go there once rezoned, Mundt pointed out that they are asking to rezone to A-2, not Commercial.

He conceded that there will be more traffic. The majority of patrons will be there on Saturday and Sunday afternoons.

Questions from the Committee: Rinard asked for hours of operation, and Mundt replied 9-5 on Saturday and Sunday, and 10-6 Monday through Friday. David asked what material the paintballs are made of to which Mundt answered fish and vegetable oils, 100 percent biodegradable. He continued by saying that the air-soft BBs are made of gypsum, and the archery tag arrows are foam. Nass asked why the entire 31 acres is being requested for rezoning when only approximately 12 acres are proposed to be used? Mundt's answer to that was that 31 acres is the size of the property for sale, so that's what they applied for. Rinard asked about lighting planned for the property. Mundt answered that there would be security lights ten feet off the ground pointed at the building, and the parking lot would have lights which would be turned off at close.

Town Response: In favor, dated November 13, 2017 and in the file.

Staff Report: Given by Zangl and in the file. Zangl confirmed with the petitioner that they do not wish to exercise the previous approval for the 1-acre A-3 lot. He explained that if only 10 to 15 acres are needed for the paintball course, only that acreage should be rezoned. The petitioner asked about the use of the additional acreage labelled wetland. Zangl also noted that in the file is the three-page document submitted by Britts tonight, as is a letter from Higgins and a picture of the existing paintball course north of Watertown. In answer to questions from Zangl, Mundt stated that there would be under a dozen employees, and anticipates between 125 and 175 employees per weekend. They have a parking plan showing about 111 spots off the public road. The pro shop would be a registration site and would sell things like batteries, ammunition and socks. ADA compliant bathrooms would be in the pro shop, and porta-potties would be placed on the course. Mundt described the noise barriers as 6-foot tall earthen berms, and answered that no state permits are needed.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND APPLICATION FOR CONDITIONAL USE PERMIT

R4036A-18 & CU1938-18 – Nick Draskovich/Larry & Lyn Tarnowski: Rezone 1.573 acre of PIN 024-0516-1432-002 (3.6 Acres) with conditional use to allow storage of contractor's equipment and materials at **N1428 Zion Road** in the Town of Palmyra. This is being done in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Petitioner: Nicholas Draskovich of 28048 North Lake Drive, Waterford spoke representing the Tarnowskis. He explained that the Tarnowskis have a concrete business, live in Waukesha and bought this property to store equipment here. They do not plan to run the business from this site, just want to use it for storage, mainly during the off season. They do not plan to have stockpiles, and there will not be equipment outside as much as possible. The Tarnowskis will have four to twelve employees. Three eyesore buildings up front will be razed to make the property look better.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017 and in the file.

Staff Report: Given by Zangl and in the file. He noted that an A-2 zone cannot be sold separately from the adjoining land, and that no development is allowed on slopes exceeding 20%. Zangl asked the petitioner if they would have hours of operation-Draskovich answered no, mainly off-season storage. Zangl asked if there would be bathrooms, Draskovich answered no, and no office. When asked what type of equipment would be stored there, Draskovich replied that there would be trailers and trucks, single-axle dump truck, backhoe, no larger than the neighboring farms' equipment, and with no material storage proposed.

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

R4014A-17 – David Hughes: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 4.25-acre farm consolidation lot around the home at **W9122 London Rd**, Town of Lake Mills, on PIN 018-0713-3221-000 (40 Acres).

Petitioner: David Hughes, W9122 London Road, is asking for a farm consolidation lot around the original farm house at W9122 London Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated October 10, 2017 and in the file.

Staff Report: Given by Zangl and in the file. Hughes, answering Zangl's question, said that the house was built in the 1800s. Zangl explained requirements for 20-foot side and rear yard setback, and the need for there to be 35 contiguous acres remaining after the lot creation for it to be considered a farm consolidation. He noted that Hughes could use the potential for a future A-3 zone to keep the requested acreage, or simply reduce the acreage requested.

R4033A-18 – Dempsey Farms Partnership/Treffinger Management LLC Property: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to create a 5-acre farm consolidation lot around the home and buildings at **W708 Hooper Road** from part of PIN 024-0516-0234-000 (37.697 Acres), Town of Palmyra.

Petitioner: Mr. Dempsey, W76 W39418 Hwy 59, Eagle said they just bought the Treffinger farm and would like to sell off the house and buildings and retain the farmland.

Comments in Favor: Larry Kau, Chair for the Town of Palmyra was in attendance and noted the Town's approval.

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017 and in the file.

Staff Report: Given by Zangl and in the file.

R4034A-18 – Thomas & Rochelle Anfang: Rezone to create a 5-acre lot around the home and buildings at **N4589 Pioneer Drive** from part of PINs 026-0616-0541-001 (12.065 Acres), 026-0616-0541-002 (3 Acres) and 026-0616-0542-000 (35.185 Acres) in the Town of Sullivan. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Tom Anfang of N4589 Pioneer Drive stated that they'd like to go from a 3-acre lot to a 5-acre lot. Their septic field is failing, and part of it is off the house lot, so they wish to enlarge the lot for the house rather than creating an easement for the septic.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 5, 2017 and in the file.

Staff Report: Given by Zangl and in the file.

R4035A-18 – Irma Radermacher/Claude & Irma Radermacher Properties: Rezone all of PIN 028-0513-1624-001 (0.23 Acre) owned by Irma Radermacher and part of PIN 028-0513-1624-000 (37.268 Acre) owned by Claude and Irma Radermacher to create a one-acre lot around the home at **W8795 Loga Road** in the Town of Sumner. This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Irma Radermacher, 161 Craig Road, spoke. She would like to enlarge this small lot to one acre in order to make it conforming. She hopes not to have to use a split to do so. Both the septic and garage are not completely on the lot. They designed the proposal long and wide to preserve farmland.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 11, 2017 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked the age of the home, and Radermacher said it was pre-1975.

R3997A-17 – Daniel & Nancy Last/Daniel & Nancy Last and Wilbur Miller Property: Rezone 0.8 acre of PIN 032-0815-1544-000 (55.29 Acres) to enlarge the existing A-3 lot, PIN 032-0815-1544-002 on **Witte Lane** and improve its road access. This is in the Town of Watertown, and is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Wilbur Miller, 406 Pacific Court and Nancy Last, 318 Carriage Hill want to reconfigure the previous approval and have access onto Witte. They asked about an easement, but were told that it's not a zoning issue. They will send a copy of the map.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated December 12, 2017 and in the file.

Staff Report: Given by Zangl and in the file. Zangl noted the presence of floodplain and wetland on the property.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 8:04 p.m.

Don Reese, 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

Jefferson County Planning and Zoning Department
Monthly Ledger Report
01-25-2018

	OP	PFC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF	WFG	Refunds	2018 Totals	2017 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	5,410.00	518.33		2,300.00	200.00							25.00	8,428.33	11,149.58	-2721.25
Feb														10,873.50	-10873.5
Mar														14,561.73	-14561.73
Apr														22,717.76	-22717.76
May														23,281.83	-23281.83
June														29,870.26	-29870.26
July														20,784.29	-20784.29
Aug														18,226.44	-18226.44
Sept														29,100.00	-29100
Oct														22,445.90	-22445.9
Nov														17,601.00	-17601
Dec														21,685.00	-21685
Total	5,410.00	518.33		2,300.00	200.00							25.00	8,428.33	242,297.29	-233868.96

2017 Actual Zoning Deposit: Please Enter Deposit

2018 Budget Revenues: Please Enter Revenues

2018 Deposits YTD: \$8,428.33

\$ 2,500 Behind Jan 2017

1-25-18 mz

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in Government Lot 2 in the SW 1/4 of Section 29, Township 8N, Range 14E
Town of Milford, Jefferson County, Wisconsin, on Parcel Number 020-0814-2933-000

Owner: Matthew & Kimberley Kaminski
Address: N7797 Vandre Rd.
Johnson Creek, WI 53038
Phone: 414-405-4950

Surveyor: KW SURVEYING INC.
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

Date Submitted: _____
Revised: _____

- Rezoning
- Allowed Division within Existing Zone
- Farm Consolidation in an existing A-1 Zone
- 35+ Acre Lot in A-1 Zone
- Survey of Existing Parcel

Note to Be Placed on Final CSM

Petition # _____	Zoning _____
Check for subsequent zoning changes with Jefferson County Zoning Department.	

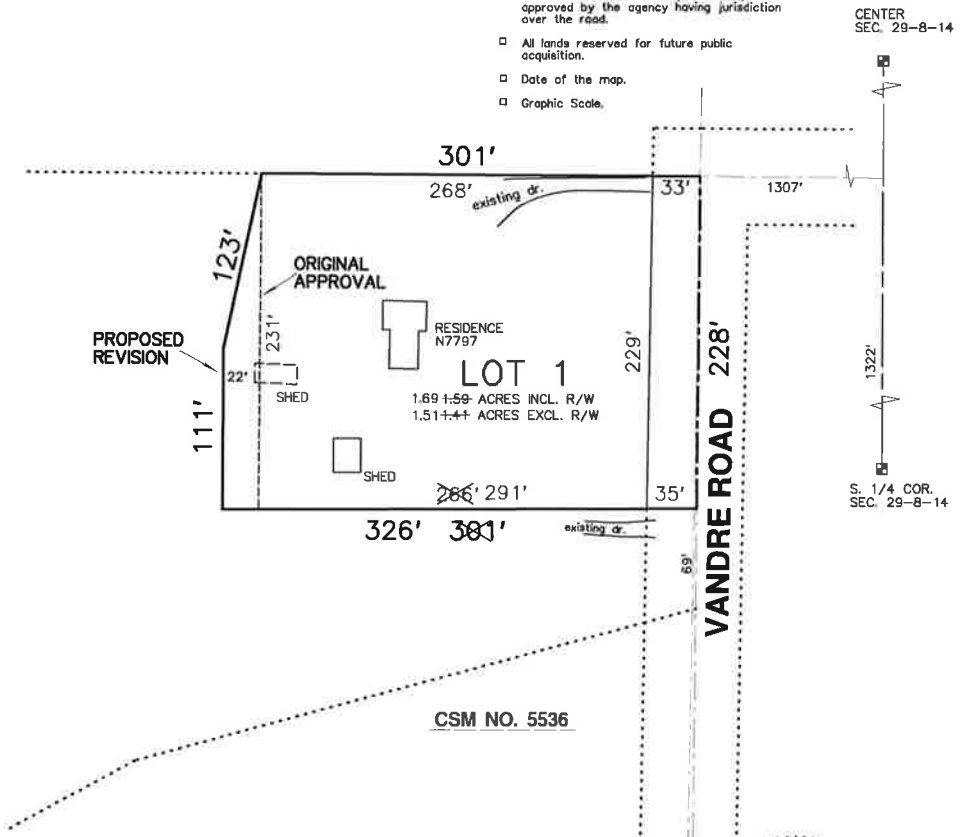


Intent and Description of Parcel to be Divided:

CREATE 1.59 ACRE PARCEL WITH EXISTING BUILDINGS TO SEPARATE FROM AGRICULTURAL LAND

In addition to the 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 the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map.
- Graphic Scale.



County Surveyor Approval _____ Date: _____
Town Board Approval _____ Date: _____
(Includes Access Approval If Applicable)
County Highway Approval _____ Date: _____
(If Applicable)
Extraterritorial Approval _____ Date: _____
(If Applicable)
Zoning Office Approval _____ Date: _____



REV.1/10/18

8/9/17

JOB NO: 1838

Deb Magritz

From: Joanne Larson <joanne.larson@waynehayesrealestate.com>
Sent: Friday, January 26, 2018 9:38 AM
To: Deb Magritz
Subject: Brant

Deb:

Re: Parcel # 014-0615-0712-000- Alvin B Brant Trust c/o Dennis Brant.

This email is to verify our conversation that the Brant Trust is withdrawing the "appeal" of the turn down of the 5 acre request and will accept the 3 acres.

Jo

Joanne Larson, Owner

Wayne Hayes Real Estate LLC

920-563-3956 - Office

920-723-0199 – Cell

New email 12-20-13 Joanne.Larson@waynehayesrealestate.com OR
info@waynehayesrealestate.com