

**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, December 15, 2016  
**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**

Chairman Nass called the meeting to order at 7:01 p.m.

**2. Roll Call**

All members were present at the meeting along with Rob Klotz and Matt Zangl from the Planning and Zoning Department.

**3. Certification of Compliance with Open Meetings Law Requirements**

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

**4. Approval of Agenda**

A motion to approve the agenda was made by Reese, seconded by Jaeckel. The motion passed on a voice vote with no objection.

**5. Explanation of Public Hearing Process by Committee Chair**

Chairman Nass explained the public hearing process and noted the decision meeting will occur on January 9, 2017 and County Board will act on the petitions on February 14, 2017.

**6. Public Hearing**

The following was read into the record by Klotz:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, December 15, 2016, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R3940A-16 –John Whitcomb/Thiebeau Hunting Club Property:** Rezone PIN 016-0513-3341-000 (122.13 Acres) to sanction the existing hunt club on **Charley Bluff Rd**, Town of Koshkonong.

**Petitioner:** John Whitcomb (N387 Charley Bluff Rd): John explained the petition and noted that it is a 96 year old hunting club. The club recently did a Land Use Planning activity with its member to identify what the club could do to better suit its members. The club decided to would like to request 7 outbuildings and 3 new habitable structures. Through a dialog with Mr. Klotz it was recommended to rezone from A-1 to A-2 to better aline with the primary use of the hunting club.

In response to Klotz: Yes it is to sanction what was existing. The habitable structures will be outside of the floodplain.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-16-2016 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. Klotz questions Mr. Whitcomb if they are asking for an expansion or requesting to sanction what was existing on the property? The 3 new habitable structures will be placed out of the floodplain? In the file is a survey illustrating the floodplain and the 3 new habitable structures.

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

**R3941A-16 – Jeff Gaal:** Rezone 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.

**Petitioner:** Jeff Gaal (W532 County Road B): Mr. Gaal explained the petition and that W532 is the primary address and W568 is the adjacent property. Mr. Gaal would like to rezone both properties and create a 2 acre lot through a lot combination.

In response to Klotz: Correct, two existing homes. Yes, I understand.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 12-7-16 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. On this petition there is two existing homes? Do you understand that once zoned A-3 they cannot be further divided?

**R3942A-16 – Steve Wareham/Wareham Properties IS LLC:** Create a 3-acre farm consolidation lot around the home at **N7004 County Rd P** and two, 2-ac building sites near the intersection of **County Rd P and Ranch Rd**, all from PIN 006-0716-0632-000 (51.25 Acres). The sites are in the Town of Concord.

**Petitioner:** Steve Wareham (N7096 County Road P): Mr. Wareham explained the petition.

In response to Klotz: It was a school house and then converted to a rental house in the 1970's. The 3 acres is in case we sell it, then someone can add on or add a shed in the future.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 12-7-16 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. The petition include 2 lots of 2 acres each at the corner of Ranch and P for new development. The 3 acre lot is an old school house and has been an existing home? Why are you requesting 3 acres?

**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)

**Petitioner or Representative was not present at the Public Hearing. Petition is rescheduled for January Public Hearing.**

**R3944A-16 – John & Sally Mason:** Create a 1.2-ac 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.

**Petitioner:** John Mason (W2296 Piper Road): Mr. Mason explained the petition for a rezone from A-1 to A-3 and the request for .3 acres to build a garage.

In response to Klotz: No, there was a barn, corn crib and cowyard.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-14-16 and in the file, the Town was within the guidelines.

**Staff Report:** Read by Klotz and in the file. Klotz questioned if the 1.2 acres was cropland or not?

**R3945A-16 – Terry Stritzel/ Raymond Stritzel Trust & Steven Stritzel Properties:** 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. The sites are in the Town of Koshkonong.

**Petitioner:** Terry Stritzel (W5524 Tri-County Road): Mr. Stritzel explained that they are looking to clean up the farm area lot lines and make it conforming. They would like a 3 acre rezone around the farm and farm buildings. On the hill we would like to change it from 10 acres to a 2 acres building site and change the long driveway.

**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:** Read by Klotz and in the file. Klotz noted the house on the hill, outlot 3, acreage is mainly for the driveway access.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N,  
NATURAL RESOURCES**

**R3946A-16 – Terry Stritzel/Raymond Stritzel Trust Property:** 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

**Petitioner:** Terry Stritzel (W5524 Tri-County Road): Mr. Stritzel explained they are cleaning up the lot lines and taking a sliver from one lot and adding it to another in order to build a pole barn. The one acre is for a future building site.

In response to Klotz: Yes, it was old barn yard. Yes.

**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:** Read by Klotz and in the file. Klotz questioned if the vacant lot is yard area and if it is cropland? The strip you are adding is 60 feet and for a building?

**R3947A-16 – Terry Stritzel/Raymond Stritzel Trust Property:** 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**.

**Petitioner:** Terry Stritzel (W5524 Tri-County Road): Mr. Stritzel explained the petition and that it is low land and they would like to convert it back to trees.

In response to Klotz: It will stay with the farm and it already has a culvert and access. Yes it is.

**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:** Read by Klotz and in the file. Klotz questioned if this lot has frontage on the road and access and if it is a standalone parcel. This is low, wooded and scrappy?

**R3948A-16 – Fred Heckel:** 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.

**Petitioner:** Pete Gross (N5921 Jefferson Road): I am the representative and they are asking for a 2 acre non-prime lot.

In response to Klotz: The access for the remainder is on the south side of the lot. Yes, that is correct, about .5 acres is prime.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-6-16 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. Klotz questioned were the access for the remaining land is? About 65% of the lot is crop and 35% wooded?

**R3949A-16 – Fred Heckel:** 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.

**Petitioner:** Pete Gross (N5921 Jefferson Road): This parcel will be attached to the 2 acre lot. It is wet and has a pond and cattails.

In response to Klotz: Yes it is correct. It is attached to the 2 acre lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-6-16 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. Klotz questioned if this will be stand alone or not?

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1903-16 – Brenda Seeber:** 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.

**Petitioner:** Brenda Seeber (W2232 Aliceton Drive): Mrs. Seeber explained the petition and would like a Conditional Use for a tree areal service and include the accessory structure. There are no customers and employees.

In response to Klotz: It is putting up flags, anything that is up in the air.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-14-2016 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. 2,500 square feet is allowed in the structure and it is in the file. What is an aerial service?

**CU1904-16 – Glenn & Linda Wegner:** 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.

**Petitioner:** Glenn Wegner (N9526 County Road Q): We would like to put up a cell phone tower.

Michael Ackepeti (18 North Patterson, Madison) U.S. Cellular: This is part of a government program to bring wireless broadband internet to rural areas.

In response to Klotz: No, we do not have any issues with the Town conditions.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In the file, the Town was in favor of this petition with conditions.

**Staff Report:** Read by Klotz and in the file. Klotz explained the ordinance requirements and procedure. Are there any issues with the town conditions?

**CU1905-16 – Kathy & Steven Hatch:** 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).

**Petitioner:** Kathy Hatch (W1628 Froelich Road): We would like to add 1 more dog to our family. Mrs. Hatch is a dog trainer who trains conservation dogs.

In response to David: It is a dog that find invasive species.

In response to Klotz: We pick it up and put it into the garbage.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** David: Can you explain was a conservation dog is?

**Town Response:** Dated 11-1-2016 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. Klotz noted the limit is 4 dogs and the owner has a .5 acre fenced in yard. What do you do with the dog waste?

**CU1906-16 – Jacob & Katie Bowling:** 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.

**Petitioner:** Jacob Bowling (N7399 North Shore Road): Mr. Bowling explained the petition and that he is asking for a Conditional Use for the recent purchase of a business and to move it to this location in Lake Mills.

In response to Klotz: Yes, yes, and yes.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Dated 11-9-2016 and in the file, the Town was in favor of this petition.

**Staff Report:** Read by Klotz and in the file. Klotz asked if this was the business on 16 on east side of Watertown? Will this be inside of the buildings? Are the jobs located somewhere else?

Chairman Nass made a second call for the Nancy Harris petition.

Adjourn: Motion to adjourn by Reese, seconded by David at 7:40 p.m. The motion 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)



Don Reese, Secretary