

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 TUESDAY, MAY 31, 2016

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 April 25, May 16 and May 19 Committee Minutes**
7. **Communications**
8. **April Monthly Financial Report for Land Information Office – Andy Erdman**
9. **May Monthly Financial Report for Zoning – Rob Klotz**
10. **Site Inspection Across from W4932 Horseshoe Road in Response to Request by Nick and Buffy Uglow to Replace a Home which was Removed in 1973 at More than 100 Feet from its Original Location. The property is in the Town of Watertown on PIN 032-0814-1311-000.**
11. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 19, 2016:**
R3879A-16 & CU1875-16 – Edward & Colleen Dionne to sanction the Circle K Campground and allow expansion of up to 100 new sites at W1316 Island Rd in the Town of Palmyra, PINs 024-0516-0941-000 and 024-0516-1944-000

R3880A-16 – James Masters/R&H Masters Trust Property to rezone 1.3 acres of PIN 010-0515-0343-001 owned by the R & H Masters Trust to add it to the existing A-3 zone at **W3622 Lower Hebron Rd** owned by James & Kerrie Masters. The property is in the Town of Hebron.

R3881A-16 – Lorraine Millette/Gerard & Lorraine Millette Trust property to create a 5-acre farm consolidation lot around the home at **W3728 State Road 106** in the Town of Hebron from part of PIN 010-0615-3344-000.

R3882A-16 – Lawrence Geoghegan to create a 1.59-acre farm consolidation lot around the home at **N7550 County Road D**, Town of Watertown on PIN 032-0815-3514-000 (40 Acres).

R3883A-16 – Scott & Teresa Gimler/Richard G & Joann Gimler Trust Property to create a 1.16-acre residential building site from part of PIN 032-0815-1324-000 (41.19 Acres) near **N8728 River Road** in the Town of Watertown.

R3884A-16 – Steven Mode/Laurie Forseth property to rezone 2.79 acres for a new residential building site on the south side of Koch Road, across from **W3018 Koch Road** in the Town of Hebron, on PIN 010-0515-1112-000 (12 Acres).

R3885A-16 & R3886A-16 – Steven Mode/Laurie Forseth Property to create an A-3, Rural Residential lot of 3 acres around the home at **W3018 Koch Rd** and a new 1.88-acre residential building site adjacent to it on **Ehlert Road**. Create two Natural Resource zones between the Bark River and those A-3 lots, one of 2 acres and one of 2.61 acres. These requests are all from PIN 010-0515-1112-000 (12 Acres) in the Town of Hebron.

R3887A-16 & R3888A-16 – Kory Sukow to rezone approximately 0.39 acre of PIN 008- 0715-1644-004 (8.21 Acre) to A-3 to add it to an adjoining A-3 zoned lot at **N6111 Coffee Road**. Rezone the balance of PIN 008-0715-1644-004, approximately 7.82 acres to Natural Resources. The site is in the Town of Farmington.

R3889A-16 – William Lensmire to rezone PIN 012-0816-0842-002 (2.208 Acres) at **W1897 Gopher Hill Road** to A-1 for it to be incorporated into adjoining A-1 zoned property. The site is in the Town of Ixonia.

CU1876-16 – Sylvie Dahnert requests conditional use to allow up to 8 dogs as a kennel for household pets at **W3672 Lower Hebron Road**, Town of Hebron. The site is on PIN 010-0515-0333-001 (5 Acres) and is zoned A-3, Agricultural/Rural Residential.

CU1877-16 – Tim Otterstatter/JTO Properties LLC requests conditional use to allow an event facility as an adaptive reuse of a pre-1970 barn at **W2763 East Gate Drive** in the Town of Watertown, The site is on PIN 032-0815-1231-000 (37.14 Acres) and is zoned A-2, Agricultural and Rural Business.

12. Possible Future Agenda Items

13. Upcoming Meeting Dates

June 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-**David will be absent**

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205-**David will be absent**

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

14. 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.jeffersoncountywv.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**

**ROOM 202, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, APRIL 25, 2016**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:32 a.m.
- 2. Roll Call (Establish a Quorum)**
Steve Nass, Don Reese, George Jaeckel, Greg David and Lloyd Zastrow were the temporary Committee members present. Amy Rinard was absent and excused. Also present were Ted Tuchalski, Environmental Health Supervisor of the Health Department; Greg Noll, local building inspector; Andy Erdman of the Land Information Office and Rob Klotz 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 requirements.
- 4. Approval of the Agenda**
Agenda item #18 will be moved up for the convenience of a guest.
- 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)**
Motion by Reese, seconded by David that Nass act as Chair for this meeting. Motion carried on a voice vote with no objection.
- 6. Approval of March 28, April 18 and April 21, 2016 Committee Minutes**
Motion by Reese, seconded by David to approve the March 28 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the April 18 minutes as presented. Motion carried on a voice vote with no objection.

Reese noted that the April 21 public hearing minutes regarding Petition R3877A-16 read that Herman Zastrow's son farms his land, when in reality it is his grandson. With that change, a motion was made by Reese, seconded by Jaeckel to approve the amended minutes. Motion carried on a voice vote with no objection.
- 7. Communications**
There were no communications.
- 8. March Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that revenues are up a bit from March of last year, and that March of 2015 was better than March of 2014.

- 9. Discussion and Possible Action on Parcel Map Improvement Project Proposal Review and Contract Award – Andy Erdman**
Erdman explained the process to date. He noted that the request for proposals were due on the 15th, and handed out a listing of the proposals received. He reported that the Pro-West proposal was very good, very detailed, and he recommended choosing Pro-West. This company was one of the top-rated without even taking their lower price into consideration. Their proposal was to do approximately 22,000 parcels. Motion by Jaeckel, seconded by David to approve a contract with Pro-West; motion carried on a voice vote with no objection.
- 10. April Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that revenues are up approximately \$15,000 from this point in 2015. Building permits are picking up.
- 18. Continued Discussion Regarding Mini-Pigs and the Upcoming Meeting with Staff at the Towns’ Association Meeting**
Klotz asked the Committee what direction he should go at the Towns’ Association meeting. A suggestion was that we go ahead with ordinance revision and ask for the Towns’ input during that process. Nicole Miller presented a packet of information from a breeder that she’s recently found.
- 11. Discussion and Possible Action Regarding Using a Repurposed Barn on a Temporary Basis and Regulations in SPS 361.03(12) and SPS 314.01(5) Concerning that Use**
Klotz explained the process to date. Noll added that these repurposed barns are extremely difficult to deal with, considering the need for sprinklers, fire alarm systems and ADA requirements. The temporary uses are meant to deal with tents, not permanent structures; he elaborated further. Tim Otterstatter also spoke. He expects to have state-approved plans today. The difference between his proposal and many others is that his building previously had had a business. Tuchalski reported that private weddings are not regulated by his Department. If there is a catered event, the brick and mortar restaurant should be licensed. Caterers should have access to a handwashing station and bathrooms; port-a-potties are adequate. Klotz noted that the County ordinance allows for conditional use approval prior to state approval, but that the Committee, up to this point, required that state approvals be gotten prior to County conditional use approval. Noll suggested that the process start at the Town level to address liability. Klotz explained possible text amendment procedure. Noll suggested requiring either an architect and locally stamped plan or state approved plan prior to approving a conditional use permit.
- 12. Review and Possible Decision on Surface Water Runoff Plan for Lot 26 of Oakland Park Estates-Jerry Thiltgen Building Site on PIN 022-0613-0531-026 in the Town of Oakland at W9181 Wilderness Place**
Klotz explained. The request is for allowance to build on the revised site plan. Motion by Jaeckel, seconded by Reese to approve changes to the run-off plan subject to receipt of a letter from an engineer stating that the surface run-off plan will meet the original subdivision plat requirements. Motion carried on a voice vote with no objection. A land use permit will be issued after receipt of that required information.
- 13. Request for Holding Tank Waiver at W1117 Island Road in the Town of Palmyra, on PIN 024-0516-1524-001 for Chris & Denise Winkler**
Klotz explained the holding tank request. The area was removed from the floodplain in a DNR-approved study. This is proposed only for a convenience toilet approximately 200 yards from the house. Klotz read aloud a letter from the contractor asking for holding tank consideration.

Motion by Reese, seconded by Jaeckel to approve the holding tank based upon the information given. Motion carried on a voice vote with no objection.

14. **Discussion and Possible Action Regarding a Request by Nick & Buffy Uglow to Replace a Home which was Removed in 1973 at More Than 100 Feet from its Original Location. The Site is Across from W4932 Horseshoe Rd, Town of Watertown, on PIN 032-0814-1311-000**
Information from the petitioner was passed around to the Committee members. It was determined that it would be helpful to see the site before making a decision on the request. Motion by Reese, seconded by Jaeckel to inspect the property prior to any decision being made. Motion carried on a voice vote with no objection.

15. **Discussion and Possible Action on Revising the Approval for Petition R3324A-08 for Cindy Pitzner on PIN 014-0614-0514-000 in the Town of Jefferson**
Klotz explained and showed an air photo and plat map of the property. The result the petitioner requests would be the same size lot, just a slightly different configuration. Motion by Reese, seconded by Jaeckel to approve the request. Motion carried on a voice vote with no objection.

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

16. **Discussion and Possible Action on Petitions Presented in Public Hearing on April 21, 2016: APPROVED WITH CONDITIONS R3872A-16** on a motion by Reese, seconded by Jaeckel & CU1873-16 on a motion by Reese, seconded by Jaeckel for Noah's Last Storage Spot, LLC, for an A-2 zone and mini-warehousing along USH 12 in the Town of Koshkonong. Both motions carried on voice votes with no objection.
NO ACTION TAKEN on R3873A-16 – Kevin Gordon/Nancy Gordon Trust property to create a 2-acre A-3 zone on Ziebell Road in the Town of Aztalan; petition was verbally withdrawn by petitioner's realtor.
APPROVED WITH CONDITIONS R3874A-16 – Lee Leverton/Gary & Beth Leverton, Lee & Lori Leverton LE property to create a 4.2-acre A-3 lot at N6441 County Road S in the Town of Lake Mills on a motion by David, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3875A-16 – A & L Johnson, Inc & David Schroeder to create a 1.94-ac A-3 zone around the home at N5155 Crossman Rd in the Town of Lake Mills on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.
POSTPONED ACTION ON R3876A-16 – David G Schroeder to enlarge two existing A-3 zones on Hope Lake Rd in the Town of Lake Mills by 0.5 acre each on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3877A-16 – Herman Zastrow to create a 2-acre A-3 zone around the home at N8276 County Road E and a 3-acre A-3 zone around the home at N8280 County Road E on a motion by David, seconded by Jaeckel. Motion carried on a voice vote, with Reese objecting.
APPROVED WITH CONDITIONS R3878A-16 – Jon & Renee Gallun to create a 10.3-acre Natural Resource zone near County Road E in the Town of Palmyra on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1874-16 – Bertha Langholff for conditional use to be allowed conversion of a single-family home to a duplex at W3319 US Highway 18 in the Town of Jefferson on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

17. **Discussion and Possible Action on Fees for Class 2 Collocations**

Klotz explained the situation, and reported charging a \$500 fee per event of an upgrade, rather than \$500 per antenna.

19. Possible Future Agenda Items

Election of officers

Mini-pigs

Ordinance change for event barns with Blair

20. Upcoming Meeting Dates

May 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 201

May 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203

June 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 201-**David will be absent**

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205-**David will be absent**

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

21. 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 10:32 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.

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**MINUTES OF THE
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 MONDAY, MAY 16, 2016**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were in attendance.

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. Election of Officers

Nass opened up nominations for Chair. Reese nominated Nass, and that nomination was seconded by David. Reese then proposed that nominations be closed and a unanimous ballot be cast for Nass as Chair. Motion carried on a voice vote with no objection.

Nass opened up nominations for Vice-Chair. Reese nominated David, and that nomination was seconded by Rinard. Reese then proposed that nominations be closed and a unanimous ballot be cast for David as Vice-Chair. Motion carried on a voice vote with no objection.

Nass opened up nominations for Secretary. Jaeckel nominated Reese, and that nomination was seconded by David. Jaeckel then proposed that nominations be closed and a unanimous ballot be cast for Reese as Secretary. Motion carried on a voice vote with no objection.

5. Approval of the Agenda

No changes were proposed.

6. 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.

7. Communications

Other than reminding Committee members that Rob Klotz would not be driving them on site inspections, there were no communications.

Nass volunteered to drive, and asked for a navigator. It was determined that Jaeckel would navigate.

The Committee left for site inspections at 8:05 a.m.

8. **Site Inspection Across from W4932 Horseshoe Road in Response to Request by Nicky and Buffy Uglow to Replace a Home which was Removed in 1973 at More than 100 Feet from its Original Location. The property is in the Town of Watertown on PIN 032-0814-1311-000.**

9. **Site Inspections for Petitions to be Presented in Public Hearing on May 19, 2016:**
R3879A-16 & CU1875-16 – Edward & Colleen Dionne to sanction the Circle K Campground and allow expansion of up to 100 new sites at W1316 Island Rd in the Town of Palmyra, PINs 024-0516-0941-000 and 024-0516-1944-000

R3880A-16 – James Masters/R&H Masters Trust Property to rezone 1.3 acres of PIN 010-0515-0343-001 owned by the R & H Masters Trust to add it to the existing A-3 zone at **W3622 Lower Hebron Rd** owned by James & Kerrie Masters. The property is in the Town of Hebron.

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10. Adjourn

Motion by David, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:20 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.

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

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

DATE: Thursday, May 19, 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

The meeting was called to order by Vice-Chair David at 7:00 p.m.

2. Roll Call

Committee members resent at 7:00 were David, Reese and Jaeckel. Rinard was absent and excused. Nass arrived at 7:01. Zoning Department staff in attendance were Rob Klotz and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Approval of Agenda

No changes were proposed to the agenda.

5. Explanation of Public Hearing Process by Committee Vice-Chair

David explained the meeting procedure and noted that a Committee decision date was set for May 31, with County Board meeting on June 14.

6. Public Hearing

Klotz 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, May 19, 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**

R3879A-16 – Edward & Colleen Dionne: Rezone all of PINs 024-0516-0941-000 (40 Acres) and 024-0516-1944-000 (40 Acres) at **W1316 Island Road** in the Town of Palmyra.

Petitioner: Edward Dionne of W1316 Island Road spoke for the petition. He stated that he wants to expand the campground, rezoning from A-1 to A-2.

Comments in Favor: There were no comments in favor.

Comments Opposed: Debra J Harryman of W1516 Island Road spoke about the two long expanses and then sharp curves on Island Road . She would like to see the Island Road speed limit lowered. The road is a path for walkers and bicyclists.

Steve Beauchamp of W1149 Island Road spoke. He thinks everything should stay the same.

Klotz also read two letters of opposition into the record, one unsigned and one by Eric Sobczak.

Petitioner Rebuttal: Dionne said that he doesn't feel that the current traffic and littering issues are as a result of the campers. He only has twelve residents there currently.

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

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and on file in Zoning.

CU1875-16 – Edward & Colleen Dionne: Conditional use for PINs 024-0516-0941-000 (40 Acres) and 024-0516-1944-000 (40 Acres) to sanction Circle K Campground and allow expansion of up to 100 new sites at **W1316 Island Road** in the Town of Palmyra.

Petitioner: Edward Dionne of W1316 Island Road explained the additions he proposed for the campground expansion: bathhouse, well, relocate dump station, 4 cabins, 6 pull-through sites, 25 weekender sites, group site and an activity building. He does not expect to fill the sites immediately, and may not even complete the project for five years.

Comments in Favor: None

Comments Opposed: Steve Beauchamp, W1149 Island Road spoke of his concern for increased traffic and speed, littering, an existing garbage tire pile. He doesn't want a tent city or a recreation of Woodstock.

Petitioner Rebuttal: Dionne reported that the tires have been collected not only from his property, but from alongside the road. The community is invited to use his pool and bounce house. He can talk to the campers about slowing down on the road.

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Klotz asked Dionne about the twelve residents to whom he referred. Dionne said that they are seasonal, and that he doesn't have any full-time residents. Klotz also asked about the four cabins, and asked Dionne to talk to Zoning further about those. He went on to give a staff report which is on file.

Larry Kau, Palmyra Town Chairman, said that the Town would work on lowering the speed limit, and would work with the County to do so.

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

R3880A-16 – James Masters/R&H Masters Trust Property: Rezone 1.3 acres of PIN 010-0515-0343-001 (45.7 Acres) owned by the R & H Masters Trust to add it to the existing A-3 zone at **W3622 Lower Hebron Rd** owned by James & Kerrie Masters. The property is in the Town of Hebron.

Petitioner: James Masters at W3622 Lower Hebron Road has planted fruit trees and has bees on this area. He would like to add this land from his parents to his own because they cannot easily access it.

Comments in Favor: Rod Masters of W3588 Lower Hebron Road is in favor because he can't easily get to this area, so he would like his son to have it.

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and on file.

R3881A-16 – Lorraine Millette/Gerard & Lorraine Millette Trust Property: Create a 5-acre farm consolidation lot around the home at **W3728 State Road 106** in the Town of Hebron from part of PIN 010-0615-3344-000 (34.993 Acres).

Petitioner: Gerard Millette of W3728 State Road 106 spoke. They are doing estate planning and want to create a lot around the house.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file . Klotz asked the Millettes if they knew that 5 acres would allow 5 animal units. He also asked if there was access to the remaining ag land, and asked about the septic location.

R3882A-16 – Lawrence Geoghegan: Rezone to create a 1.59-acre farm consolidation lot around the home at **N7550 County Road D** in the Town of Watertown on PIN 032-0815-3514-000 (40 Acres).

Petitioner: Lawrence Geoghegan of N5668 Shea Lane, Albany, WI said that he has no need for the house, and wants to sell it. He responded that it is a pre-1975 home.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3883A-16 – Scott & Teresa Gimler/Richard G & Joann Gimler Trust Property: Create a 1.16-acre residential building site from part of PIN 032-0815-1324-000 (41.19 Acres) near **N8728 River Road** in the Town of Watertown.

Petitioner: Teresa Gimler of N9219 Donald Lane spoke. They want to build a house on the farm. The City of Watertown has approved the preliminary certified survey map.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3884A-16 – Steven Mode/Laurie Forseth Property: Rezone 2.79 acres for a new residential building site on the south side of Koch Road, across from **W3018 Koch Road** in the Town of Hebron, on PIN 010-0515-1112-000 (12 Acres).

Petitioner: Steve Mode, N2192 Clearview Lane spoke for Laurie Forseth. She is asking for a new building site on the south side of Koch Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

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

R3885A-16 & R3886A-16 – Steven Mode/Laurie Forseth Property: Create an A-3, Rural Residential lot of 3 acres around the home at **W3018 Koch Rd** and a new 1.88 residential building site adjacent to it on **Ehlert Road**. Create two Natural Resource zones between the Bark

River and those A-3 lots, one of 2 acres and one of 2.61 acres. These requests are all from PIN 010-0515-1112-000 (12 Acres) in the Town of Hebron.

Petitioner: Steve Mode, N2192 Clearview Lane was assisting Laurie Forseth. She is asking for a 5-ac lot consisting of a 3-ac A-3 zone around the home and a 2-ac Natural Resource zone, as well as a new 1.88-ac A-3 building site and a 2.61-ac Natural Resource zone to go along with it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

R3887A-16 & R3888A-16 – Kory Sukow: Rezone approximately 0.39 acre of PIN 008-0715-1644-004 (8.21 Acre) to A-3 to add it to an adjoining A-3 zoned lot at **N6111 Coffee Road**. Rezone the balance of PIN 008-0715-1644-004, approximately 7.82 acres to Natural Resources. The site is in the Town of Farmington.

Petitioner: Kory Sukow, N6111 Coffee Rd said that he would like to rezone to combine the access strip that currently serves his agricultural zone with his existing A-3 lot to create a lot totaling 2 acres, with the remainder being rezoned to Natural Resource.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

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

R3889A-16 – William Lensmire: Rezone PIN 012-0816-0842-002 (2.208 Acres) at **W1897 Gopher Hill Road** to A-1 for it to be incorporated into adjoining A-1 zoned property. The site is in the Town of Ixonia.

Petitioner: Bill Lensmire of W1897 Gopher Hill Rd explained that he wants to reconnect the house lot to the rest of the farm to be able to use that area for his goat operation.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1876-16 – Sylvie Dahnert: Conditional use to allow up to 8 dogs as a kennel for household pets at **W3672 Lower Hebron Road**, Town of Hebron. The site is on PIN 010-0515-0333-001 (5 Acres) and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Sylvie Dahnert of W3672 Lower Hebron Road said that she would like to be able to foster dogs and keep her adult children's pets. In response to Klotz' questions, she said that she is currently using a temporary fencing system until her landscaping settles and a permanent fence can be constructed. Dog wastes are double-bagged and disposed of in an approved sanitary landfill, though she would consider other methods.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: A Town response in favor is in the file.

Staff Report: Given by Klotz and now on file. Klotz asked about fencing and waste disposal proposed.

CU1877-16 – Tim Otterstatter/JTO Properties LLC: Conditional use to allow an event facility as an adaptive reuse of a pre-1970 barn at **W2763 East Gate Drive** in the Town of Watertown, The site is on PIN 032-0815-1231-000 (37.14 Acres) and is zoned A-2, Agricultural and Rural Business.

Petitioner: Tim Otterstatter/JTO Properties reported that they want to turn their barn into an event facility. Hours of operation are proposed for 9 a.m. to 12 a.m. They have state-approved plans, and will be adding exits, removing old stairs and replacing them, updating the electric service and making the structure ADA accessible. Soil tests were completed earlier today.

Comments in Favor: None

Comments Opposed: Ken Salb of W2855 East Gate Drive asked about the parking proposed.

Petitioner's Rebuttal: Otterstatter responded that there is a 230' x 170' area for 90 to 100 cars on the grass west of the house. There will be a limit of 300 guests imposed, so Otterstatter felt that this area would be sufficient for parking. He stated that there will be no parking on the road.

Questions from the Committee: Reese asked if parking could be south of the barn in the A-2 zone. Otterstatter responded that that would interfere with the view from the barn. Nass asked if there would be a change in the bee operation, because during site inspection, there were bees everywhere. Otterstatter explained the phenomenon.

Town Response: Approved with conditions and in the file.

Staff Report: Klotz noted that parking could be on property within 400 feet. He went on to give a staff report which is now in the file.

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried, and the meeting adjourned at 8:12 p.m.

Don Reese, Secretary

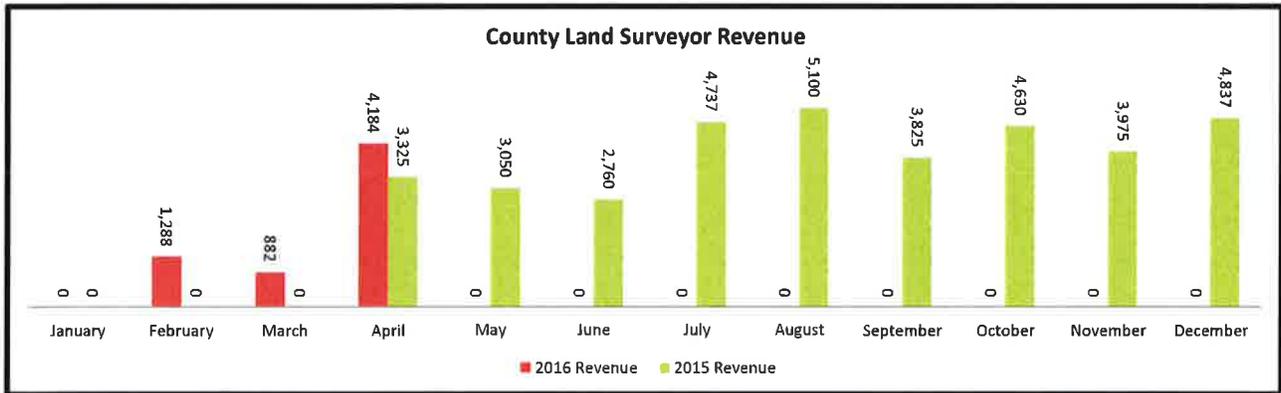
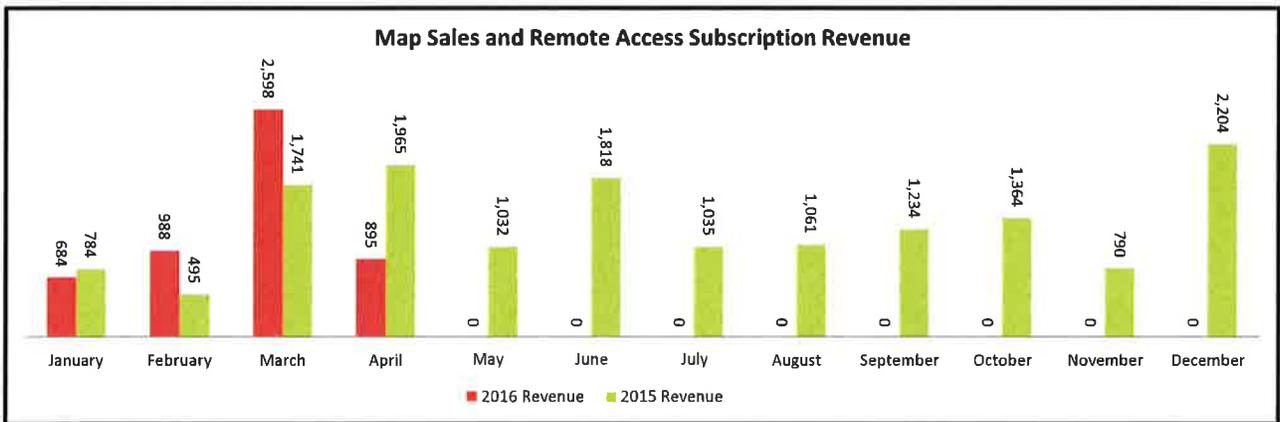
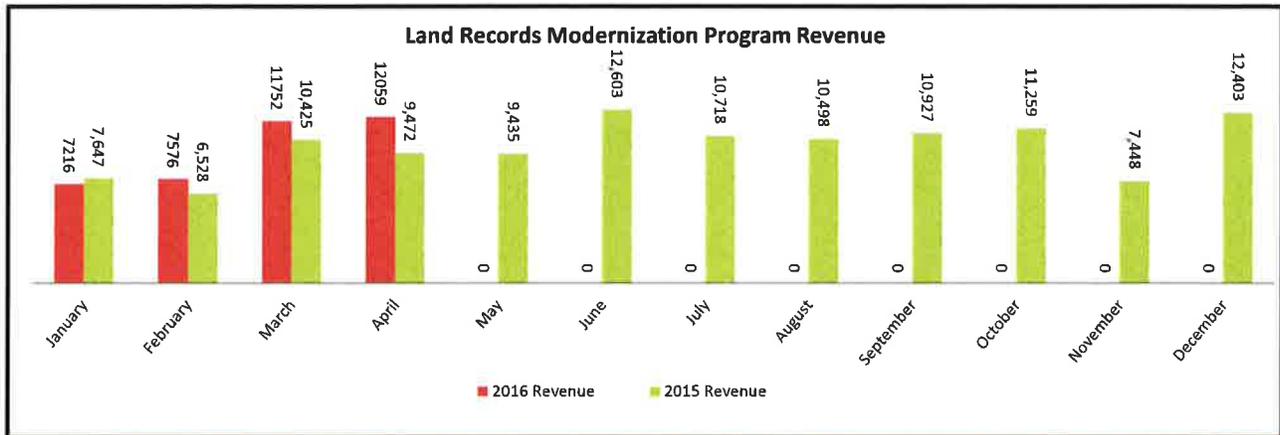
A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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

2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year



Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2015 Actual Zoning Deposit:

Enter 2016 Budget Revenues:

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	2016 Totals	2015 Totals	2015-2016 Difference
Jan	4,965.00	847.05		2,025.00	800.00								8,637.05	8,804.30	-167.25
Feb	14,795.00	27.37	3.75	1,000.00	250.00							450.00	16,076.12	12,225.00	3851.12
Mar	13,050.00	22.16		2,100.00	50.00					150.00		250.00	15,372.16	13,723.08	1649.08
Apr	34,545.00	9.44	3.75	7,775.00	600.00								42,933.19	21,084.94	21848.25
May	11,640.00	92.09		3,275.00	650.00								15,657.09	18,699.86	-3042.77
June														23,338.49	-23338.49
July														19,649.36	-19649.36
Aug														23,391.58	-23391.58
Sept														15,947.01	-15947.01
Oct														19,384.08	-19384.08
Nov														9,650.29	-9650.29
Dec														8,370.42	-8370.42
Total	78,995.00	998.11	7.50	16,175.00	2,350.00					150.00		700.00	98,675.61	194,268.41	-95592.8

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$98,675.61

Nick and Buffy Uglow
N8933 East Horseshoe Rd.
Watertown, WI 5309

blsacia@gmail.com
507-459-0358 - Buffy
920-412-6145 - Nick

April 13th, 2016

Jefferson County Planning and Zoning Committee
Room 205, Jefferson County Court House
311 South Center Ave.
Jefferson, WI 53549

Dear Members of the Jefferson County Planning and Zoning Committee:

We are writing this letter as a request for your consideration in a remove and replace option for a new home we hope to build. We have been married for two years and are looking to start a family, and with that, we've made the decision to pursue building a home on our family's farm.

We are now the owners of 80 acres in Jefferson county that were part of the Norm and Joyce Uglow farm (our parents) and are located on the south side of Horseshoe Road, outside of Watertown, Wis. [Reference parcel #032-0814-1311-000].

This part of the farm once held a house that was torn down in 1973 [please see proof in attached permit citing the removal of a 6-room dwelling]. That home was replaced by a machine shed for the operating Uglow farm on the north side of Horseshoe Road.

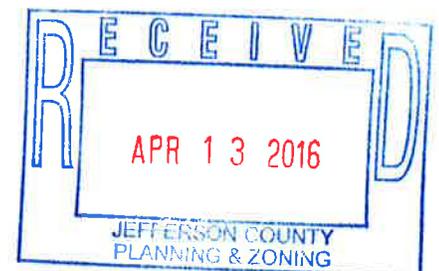
We are requesting to build near where the dwelling once stood, under the remove and replace clause, but would request to exceed the 100 feet clearance from the foundation that is cited in a typical remove and replace instance. The foundation of the original house no longer stands, so we are unable to measure from where the original home was located exactly. In addition, with the machine shed and heifer barn in place and in the area of the original dwelling, we would like to move back slightly from these buildings to provide room for a drive way and still allow farm machinery to get in, out and around those buildings easily as the farm is still running and the land outside what we hope will be a future yard, will still be worked to provide feed for dairy animals.

If you have any questions that pertain to this matter, please do not hesitate to call or e-mail us at the contact information below. Thank you for your time and consideration in this matter. We greatly appreciate the opportunity.

Many thanks,

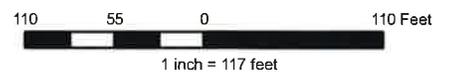
Nick and Buffy Uglow

[Enclosures]





- | | | |
|--|--|---|
|  Override 1 |  Road Right of Ways |  Streams and Ditches |
|  Municipal Boundaries |  Section Lines |  Red: Band_1 |
|  Property Boundary |  Surface Water |  Green: Band_2 |
|  Old Lot/Meander Lines |  Map Hooks |  Blue: Band_3 |
|  Rail Right of Ways | Tax Parcels | |

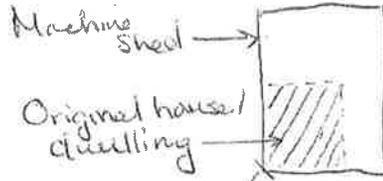


Parcel # Ref: 032-0814-1311-000

Joyce & Norm Uglow farm

Horseshoe Rd

Original home
was replaced by
the machine shed



End of land we own



170'



Hilltop Rd.

End of land we own

Fence line / End of land we own

Nick & Buffy Uglow New Home Site Request Sketch