

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, NOVEMBER 28, 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 October 31, November 14 and November 17, 2016 Committee Minutes**
7. **Communications**
8. **October Monthly Financial Report for Land Information Office – Andy Erdman**
9. **November Monthly Financial Report for Zoning – Rob Klotz**
10. **Discussion and Possible Action on a Potential Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan**
11. **Discussion and Possible Action on Petition R3932A-16 for Samantha Speich/Alfred & Sandra Speich Property, Presented in Public Hearing on October 20 and Subsequently Postponed: Create a 1-acre building site on Highland Drive in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres)**
12. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 17, 2016:**

**FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R3936A-16 & CU1896-16 – Thomas A & Betty J Hardy: Rezone PIN 004-0515-2711-006 (2.296 Ac) at **N819 Howard Road**, Town of Cold Spring with CUP to allow, under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises & under Conditional Uses kk. Bed and Breakfast.

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

R3937A-16 & CU1897-16 – Thomas A & Betty Hardy: Rezone all of PIN 004-0515-2711-004 (22.849 Ac) with CUP under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises and under 11.04(f)7 Conditional Uses rr. Farm store, also including a restaurant as an ag-related use of produce and animals grown on the farm. The site is at **N831 Howard Road** in the Town of Cold Spring.

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

R3938A-16 – Curt & Lottie Stenjem: Create a 1-acre building site on PIN 018-0713-3132-001 (7.585 Ac) near **W9697 Britzke Road** in the Town of Lake Mills.

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

R3939A-16 – Timothy Otterstatter: Create a 1.49-acre lot around the buildings at **W2771 East Gate Drive** from PIN 032-0815-1231-000 (37.14 Ac) in the Town of Watertown.

CONDITIONAL USE PERMIT APPLICATIONS

CU1898-16 – Adam & Megan Schuett: Allow a commercial stable of 10 or more horses at **N3803 Duck Creek Rd**, Town of Jefferson on PIN 014-0615-1441-000 (36.492 Ac). The property is zoned A-1, Exclusive Agricultural.

CU1899-16 – Scott Construction Inc: Allow expansion of mineral extraction and processing including occasional use of a portable asphalt mix plant under Sec. 11.05(c) for the existing pit and operations originally approved under CU1447-06 and also as required by NR135, on PINs 014-0614-1921-002 (9.99 Ac), 014-0614-1923-002 (21.972 Ac), 014-0614-1924-001 (38.852 Ac) and 014-0614-1931-001 (20 Ac). The site is in an A-1, Exclusive Ag zone at **W7161 County Road J**, Town of Jefferson,

CU1900-16 – Steven J Statz: Allow an extensive on-site storage structure of 1,200 square feet, 17 feet in height in a Residential R-2 zone at **N8878 River Rd**. The site is on PIN 032-0815-1411-002 (3.032 Ac) in the Town of Watertown.

CU1901-16 – Joan Key & Tammy Henningsen: Allow a kennel for up to ten dogs in an A-1, Ag zone at **W4285 County Road B**, Town of Farmington on PIN 008-0715-1712-001 (2.357 Ac).

CU1902-16 – Steve and Jody Knoebel: Allow a commercial kitchen as an ag-related use, defined by the ordinance under 11.04(f)6 under Conditional Use d. for processing and sales of farm-grown produce and fruit-based products in the existing farm store at **N5648 South Farmington Rd**. The property is in the Town of Farmington in an A-1, Exclusive Ag zone on PIN 008-0715-2434-000 (25 Ac).

13. Possible Future Agenda Items

14. Upcoming Meeting Dates

December 12, 2016, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 15, 2016, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 9, 2017 – Decision Meeting in Courthouse Room 203

Friday, January 13, 2017, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 19, 2017, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 30, 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.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
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, OCTOBER 31, 2016**

1. **Call to Order**
The meeting was called to order at 8:33 a.m. by Chairman Nass.
2. **Roll Call (Establish a Quorum)**
All Committee members were present at 8:33 a.m. Also in attendance were Blair Ward, Corporation Counsel; Andy Erdman, Land Information Department Director; and Rob Klotz, Deb Magritz and Matt Zangl 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**
Motion by Jaeckel, second by David to approve the agenda, moving some items around to accommodate those present. 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 September 26, October 17 and October 20, 2016 Committee Meeting Minutes**
Motion by Reese, second by Jaeckel to approve the September 26 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, second by Jaeckel to approve the October 17 minutes as presented. Motion carried on a voice vote with Rinard and David abstaining.

Motion by Jaeckel, second by Reese to approve the October 20 minutes as presented. Motion carried on a voice vote with no objection.
7. **Communications**
Klotz reported that Hoard's Dairy Farm engineers have come up with a new repair plan for the manure storage structure. The subject will be put on our November 28 decision meeting agenda.

Klotz also reported that he's received unofficial approval from DNR for our ordinance amendments. DNR will be reviewing numerous counties' amended ordinances and sending out letters to all in one mailing.
8. **Discussion and Possible Decision on Treatment of After-the-Fact Approvals and Zoning Department Options for Legal Action**
Klotz explained the reason for having this on the agenda, and noted that our violation remedy has always been to try to bring the violation into compliance. Nass and Rinard added information about recent events. Ward reported that penalties are often dealt with by small claims, with

\$10,000 being the jurisdictional maximum. Klotz asked whether enforcement action should be part of decision, to which Ward answered no. Instead, the Committee should direct the Zoning Director and Corporation Counsel to work together toward a small claims resolution. Double permit fees can also be collected, which Klotz explained is currently being done.

County Board Chair Jim Schroeder arrived during the above discussion, at 8:40 a.m.

9. **September Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that document recordings were up for September, but other revenues were down. However, real estate transactions are overall up for the year.
10. **October Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that he had budgeted \$191,400 in revenues for 2016, and the actual received to date is \$204,729, above projections.
11. **Review and Possible Decision on a Revision to the Final Plat of Shorewood Hills Northwest, Town of Lake Mills**
Klotz explained; NR151 regulations changed from when the plat was first approved to now, and the plat had to be revised. Jay Smith, attorney for the developer reported that they had to work through engineering issues. Outlot one has been removed from the plat; notations and restrictions have been added; legal documents have been approved by Smith and the Town's attorney. The Town will meet on November 1 to review the final plat. Motion by Nass, second by Jaeckel to approve the final plat, subject to the Town's engineering approval and approval by the Town of the developer's agreement. Motion carried on a voice vote with no objection.

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

12. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 20, 2016:**

APPROVE WITH CONDITIONS R3929A-16 – Duane Strauss on a motion by Jaeckel, second by Reese: Rezone to create a 0.548-acre lot with the residence at **N8635 Highland Road**, and one of 0.495 acre with the residence at **N8627 Highland Road**, both in the Town of Watertown, from PIN 032-0815-1741-003 (16.198 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3930A-16 – Charles Kerr on a motion by Reese, second by Jaeckel: Rezone to allow a 3-acre farm consolidation in combination with a 2-acre lot to create a 4.99-acre A-3 zone around the home and buildings at **W3282 County Road B**. The property is in the Town of Farmington on PIN 008-0715-1423-000 (38.57 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3931A-16 – C&L Trust on a motion by Jaeckel, second by David : Create a 1-acre lot from part of PIN 008-0715-1941-000 (39 Acres) on **Wright Road** in the Town of Farmington. Motion carried on a voice vote with no objection.

POSTPONED R3932A-16 – Samantha Speich/Alfred & Sandra Speich Property on a motion by Reese, second by Rinard: Create a 2-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres). Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3933A-16 – Chad Toedter on a motion by Jaeckel, second by David: Rezone 2 acres of PIN 026-0616-3133-002 (7.212 Acres) for a building site on **Mehring Road** in the Town of Sullivan. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3934A-16 – Scott Hartwig on a motion by Reese, second by Jaeckel: Rezone 3,000 square feet of PIN 010-0515-0413-002 (18.88 Acres) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3935A-16 – Scott Hartwig on a motion by Jaeckel, second by Reese: Rezone 3,000 square feet of PIN 010-0515-0413-000 (1.12 Acre) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1894-16 – JTO Properties LLC on a motion by Jaeckel, second by David: Conditional use to revise the previous approval for CU1846-15, thereby allowing farm & construction equipment sales east of the originally approved location. The site is in the Town of Watertown, east of **W2763 East Gate Drive**, and remains on PIN 032-0815-1231-000 (37.14 Acres) in an A-2, Agricultural and Rural Business zone. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1893-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC on a motion by Reese, second by Jaeckel: Conditional use to allow for an extensive on-site storage structure of 4,320 square feet, 24 feet in height in a Community zone at **W3333 US Highway 18**. The site is on PIN 014-0615-0314-030 (1.405 Acre) in the Town of Jefferson. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1895-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC on a motion by Reese, seconded by Jaeckel: Conditional use to allow for business storage in a Community zone at **W3333 Highway 18** in the Town of Jefferson on PIN 014-0615-0314-030 (1.405 Acre). Motion carried on a voice vote with no objection.

13. Discussion and Possible Decision on Changing Days and/or Times for Planning and Zoning Committee Site Inspections

After discussion, a motion was made by Rinard, second by Reese that beginning in 2017, site inspection meetings will be scheduled for the Friday prior to public hearing. Motion carried on a voice vote with no objection.

14. Possible Future Agenda Items-None noted

15. Upcoming Meeting Dates

November 14, 8:00 a.m. – Site Inspections Beginning Courthouse Room 203
November 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
November 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203
December 12, 8:00 a.m. – Site Inspections Beginning Courthouse Room 203
December 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 9, 2017, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Reese, second by David to adjourn. Motion carried on a voice vote with no objection, and the meeting adjourned at 9:39 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.jeffersoncountyiwi.gov.

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**MINUTES OF
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, NOVEMBER 14, 2016**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
- 2. Roll Call (Establish a Quorum)**
All Committee members were in attendance. Also present were Deb Magritz and Matt Zangl 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**
Motion by Reese, second 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. Communications**
There were no communications.

The Committee left at 8:02 for the following site inspections:

- 7. Site Inspections for Petitions to be Presented in Public Hearing on November 17, 2016:**
R3938A-16 – Curt & Lottie Stenjem: Create a 1-acre building site on PIN 018-0713-3132-001 (7.585 Ac) near **W9697 Britzke Road** in the Town of Lake Mills.

CU1899-16 – Scott Construction Inc: Allow expansion of mineral extraction and processing including occasional use of a portable asphalt mix plant under Sec. 11.05(c) for the existing pit and operations originally approved under CU1447-06 and also as required by NR135, on PINs 014-0614-1921-002 (9.99 Ac), 014-0614-1923-002 (21.972 Ac), 014-0614-1924-001 (38.852 Ac) and 014-0614-1931-001 (20 Ac). The site is in an A-1, Exclusive Ag zone at **W7161 County Road J**, Town of Jefferson.

R3936A-16 & CU1896-16 – Thomas A & Betty J Hardy: Rezone PIN 004-0515-2711-006 (2.296 Ac) at **N819 Howard Road**, Town of Cold Spring with CUP to allow, under

11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises & under Conditional Uses kk. Bed and Breakfast.

R3937A-16 & CU1897-16 – Thomas A & Betty Hardy: Rezone all of PIN 004-0515-2711-004 (22.849 Ac) with CUP under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises and under 11.04(f)7 Conditional Uses rr. Farm store, also including a restaurant as an ag-related use of produce and animals grown on the farm. The site is at **N831 Howard Road** in the Town of Cold Spring.

CU1898-16 – Adam & Megan Schuett: Allow a commercial stable of 10 or more horses at **N3803 Duck Creek Rd**, Town of Jefferson on PIN 014-0615-1441-000 (36.492 Ac). The property is zoned A-1, Exclusive Agricultural.

CU1902-16 – Steve and Jody Knoebel: Allow a commercial kitchen as an ag-related use, defined by the ordinance under 11.04(f)6 under Conditional Use d. for processing and sales of farm-grown produce and fruit-based products in the existing farm store at **N5648 South Farmington Rd**. The property is in the Town of Farmington in an A-1, Exclusive Ag zone on PIN 008-0715-2434-000 (25 Ac).

CU1900-16 – Steven J Statz: Allow an extensive on-site storage structure of 1,200 square feet, 17 feet in height in a Residential R-2 zone at **N8878 River Rd**. The site is on PIN 032-0815-1411-002 (3.032 Ac) in the Town of Watertown.

R3939A-16 – Timothy Otterstatter: Create a 1.49-acre lot around the buildings at **W2771 East Gate Drive** from PIN 032-0815-1231-000 (37.14 Ac) in the Town of Watertown.

CU1901-16 – Joan Key & Tammy Henningsen: Allow a kennel for up to ten dogs in an A-1, Ag zone at **W4285 County Road B**, Town of Farmington on PIN 008-0715-1712-001 (2.357 Ac).

8. Adjourn

Motion by Reese, second by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:13 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

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, Including a Hearing for Compliance with NR135 Wisconsin Administrative Code as Required of the Jefferson County Land and Water Conservation Department
DATE: Thursday, November 17, 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 at 7:03 p.m. by Chairman Nass.

2. Roll Call

All board members were present. Also present was Zoning Director Rob Klotz and Zoning and POWTS Technician Matt Zangl.

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

Jaeckel motioned to approval the agenda. The motion was seconded by David and 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 Committee Decision Meeting will take place on November 28, 2016 and the County Board will act on the recommendations on December 13, 2016.

6. Public Hearing

The following was read by Klotz into the record:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 17, 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.

CU1899-16 for Scott Construction Inc. is being presented to meet Town and County conditional use requirements, as well as requirements found in Wisconsin Administrative Code Chapter NR 135.20. This Code provides the opportunity at this hearing to present testimony on reclamation-related matters. The Land & Water Conservation Department shall consider the reclamation related testimony when deciding on the reclamation plan amendment. Contact the Land & Water Conservation Department at 920-674-7110 regarding the reclamation plan amendment.

FROM RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3936A-16 & CU1896-16 – Thomas A & Betty J Hardy: Rezone PIN 004-0515-2711-006 (2.296 Ac) at **N819 Howard Road**, Town of Cold Spring with CUP to allow, under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises & under Conditional Uses kk. Bed and Breakfast.

Petitioner: Betty Hardy (N819 Howard Road): They would like to turn the residence into a bed and breakfast and a small store.

In response to opposition: Yes, we realize the traffic will increase.

In response to Klotz: A small store that is part of the bed and breakfast. The store will be small and it would sell jams and small stuff. There is room for parking in the field. It is a 1996 septic for 4 bedroom home. Yes, we are aware of the state requirements.

Comments in Favor: None

Comments Opposed: Tom Fuller (W3218 Piper Road): We are concerned about the increase in traffic on Howard and Piper Roads. The roads are narrow and the speed limit has already been reduced. The Howard and Piper Road intersection is at the bottom of three hills. There are many accidents at this intersection yearly. There is also pedestrian traffic and Howard Road is a designated bike path.

Tom Fuller: No we haven't. This is our first notice of the petition.

Chairman Nass: Does the Petitioner have a rebuttal?

Questions from the Committee: Chairman Nass: Have you brought these concerns to the Town, because we may not have jurisdiction over Town Roads?

Town Response: Dated 11-10-2016, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz asked Betty to provide a parking plan and more information on the store. Klotz asked about the septic system at the location and how many bedrooms is was designed for. Has the petitioner been in contact with the State and do they know the requirements? Klotz requests a parking plan for at least 4 cars to be submitted before 11-28-2016.

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

R3937A-16 & CU1897-16 – Thomas A & Betty Hardy: Rezone all of PIN 004-0515-2711-004 (22.849 Ac) with CUP under 11.04(f)7 Conditional Uses hh. Retail sales of agricultural related items not grown on the premises and under 11.04(f)7 Conditional Uses rr. Farm store, also including a restaurant as an ag-related use of produce and animals grown on the farm. The site is at **N831 Howard Road** in the Town of Cold Spring.

Petitioner: Betty Hardy (N819 Howard Road): This is for my son. He would like to raise meat and sell it. His wife would like a small restaurant.

Response to opposition: Yes, possibly two stores. She is not sure if she will be doing it.

Response to Klotz: There would be no signs; it would be by word of mouth and in the paper. The hours are Monday through Friday for lunches.

Comments in Favor: None

Comments Opposed: Tom Fuller (W3218 Piper Road): So, there will be two stores?

Questions from the Committee: None

Town Response: Dated 11-10-2016, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz notes that DSPS and Department of Health approval will be needed as well as an adequate septic system. The petition does not include a parking plan, hours of operation and if a sign is proposed.

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

R3938A-16 – Curt & Lottie Stenjem: Create a 1-acre building site on PIN 018-0713-3132-001 (7.585 Ac) near **W9697 Britzke Road** in the Town of Lake Mills.

Petitioner: Lottie and Curt Stenjem (W9697 Britzke Road): We would like a 1 acre lot for our daughter to build on.

Response to Klotz: There has not been a soil test yet. We are aware of the possible problems with high groundwater.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 10-18-2016, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. This would be the petitioner's one and only lot. Has there been a soil test?

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

R3939A-16 – Timothy Otterstatter: Create a 1.49-acre lot around the buildings at **W2771 East Gate Drive** from PIN 032-0815-1231-000 (37.14 Ac) in the Town of Watertown.

Petitioner: Tim Otterstatter (N9220 Donald Lane): The Town did not officially notice the building site a few months ago. The Town did not act on the petition on Monday. The Town should act on 11-22-2016.

Response to Klotz: The residence was built in 1917.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese questioned the dates that Mr. Otterstatter stated. The 22nd is a Tuesday and not a Monday.

Town Response: The Town has not acted on the petition and will be acting on 11-22-2016.

Staff Report: Given by Klotz and in the file. Klotz explained the process with the Town response. What is the age of the residence? 100% of the land is currently lawn and septic.

CONDITIONAL USE PERMIT APPLICATIONS

CU1898-16 – Adam & Megan Schuett: Allow a commercial stable of 10 or more horses at **N3803 Duck Creek Rd**, Town of Jefferson on PIN 014-0615-1441-000 (36.492 Ac). The property is zoned A-1, Exclusive Agricultural.

Petitioner: Megan Schuett (N3803 Duck Creek Road): I would like a permit for a commercial stable. This has been operating for 40 years. Currently I board horses. There is a possibility for steers in the future.

Response to Reese: I can have up to 34 but I do not want that many. Currently there are 28 horses.

Response to Klotz: Yes, there are some riding horses about 8 horses. I do have a bathroom for customers and a large U shape driveway with plenty of room for parking.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese: What's the total number of horses?

Town Response: In the file.

Staff Report: Given by Klotz and in the file. The application states up to 30 horses but if you want more you need to say so now. The requirement for a conditional use permit is a new requirement. The past law was up to 150 horses were considered a permitted A-1 use. Changes occurred that make 10 or more horses a conditional use permit. Are there any riding horses? Is there a bathroom and parking?

CU1899-16 – Scott Construction Inc: Allow expansion of mineral extraction and processing including occasional use of a portable asphalt mix plant under Sec. 11.05(c) for the existing pit and operations originally approved under CU1447-06 and also as required by NR135, on PINs 014-0614-1921-002 (9.99 Ac), 014-0614-1923-002 (21.972 Ac), 014-0614-1924-001 (38.852 Ac) and 014-0614-1931-001 (20 Ac). The site is in an A-1, Exclusive Ag zone at **W7161 County Road J**, Town of Jefferson,

Petitioner: Representative Steve Heiser (516 Monroe, Lake Delton): The Town of Jefferson approved with conditions on 10-3-2016. Scott Construction approves the conditions except for number 3 for the water issues. Scott Construction believes it would be better to amend the reclamation plan to redirect the water, which has been done and I have copies if needed.

Rebuttal to opposition: We will operate on the same hours as the Conditional Use from 2012. The same hours and same conditions. Scott Construction does not own a Hot Mix portable asphalt plant. They do own a cold mix pug mill.

Response to Klotz: There is not much smell from a cold mix. Steve explained the process and differences from a hot mix and cold mix plant. The cold mix pug mill is usually in this pit for 2 weeks. This year it was present for 4 weeks and ran for a total of 9 days. The smell came from a seal coat oil tanker that was being used on a different job at night, but stored at the pit during the day.

If a night project happens again we will call the Town Chair and Clerk to notify them.

Comments in Favor: Tim Otterstatter (W9220 Donald Lane): I am in favor, they create a lot of cow sand for farmers which is in high demand. Usually they are out of sand due to the high demand.

Comments Opposed: Kurt Maclin (1455 Commonwealth Lane, Fort Atkinson): I am concerned with the portable asphalt plant. I will be buying a house next to the pit on County Hwy J.

Alice and Chip Fischer (W7006 County Road J): We are not against the petition but we do have some concerns. We are also concerned with the asphalt plant. The asphalt plant is actually a "pug mill". We agree with the conditions and they should be enforced. We are also concerned about the hours and if they will be open on the weekend and week nights. We ask the committee to return to the latest conditional use of Monday through Friday. There has been a bad smell this past summer. The smell may have been from oil tankers.

Questions from the Committee: None

Town Response: In the file.

Staff Report: Given by Klotz and in the file. Klotz clarifies the hours of operation as Monday through Friday 5am to 7pm and Saturday 5am to 1200pm from the conditional use that Scott Construction is referring to. Klotz asks Steve to clarify what the “smell” was from?

CU1900-16 – Steven J Statz: Allow an extensive on-site storage structure of 1,200 square feet, 17 feet in height in a Residential R-2 zone at **N8878 River Rd.** The site is on PIN 032-0815-1411-002 (3.032 Ac) in the Town of Watertown.

Petitioner: Steve Statz (N8878 River Road): I would like to build a 3 car garage and the town has approved.

Response to Reese: Yes, this will store all of my stuff and there will be no outside storage.

Response to Klotz: Yes, 17 feet but I do not think it will be that high. There will be no outside storage, no business use and only residential storage.

Comments in Favor: Tim Otterstater (W9220 Donald Lane): Statz has a good plan with trees for screening. I was at the Town meeting and I am in favor.

Comments Opposed: None

Questions from the Committee: Reese: Will this store everything inside? Will there be any outside storage?

Town Response: In the file.

Staff Report: Given by Klotz and in the file. Klotz asks if the height will be 17 feet? Will there be any outside storage, no business use and residential use only?

CU1901-16 – Joan Key & Tammy Henningsen: Allow a kennel for up to ten dogs in an A-1, Ag zone at **W4285 County Road B,** Town of Farmington on PIN 008-0715-1712-001 (2.357 Ac).

Petitioner: Joan Key and Tammy Henningsen (W4285 County Road B): I am requesting a Conditional Use permit for dogs we currently have. We adopted dogs without knowing they were pregnant. The dogs are now neutered.

Response to Klotz: The dogs are Chihuahuas. We have two fences, a 6 foot fence and a 4 foot fence behind the 6 foot fence. The dogs are mostly indoors and we have not received any complaints.

Response to Klotz: We have been composting the dog waste.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 10-12-2016, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. Klotz asks what kinds of dogs are present. The request is up to 10 dogs. How do you handle the dog waste?

CU1902-16 – Steve and Jody Knoebel: Allow a commercial kitchen as an ag-related use, defined by the ordinance under 11.04(f)6 under Conditional Use d. for processing and sales of farm-grown produce and fruit-based products in the existing farm store at **N5648 South Farmington Rd.** The property is in the Town of Farmington in an A-1, Exclusive Ag zone on PIN 008-0715-2434-000 (25 Ac).

Petitioner: Jody Knoebel (N5648 South Farmington Road): We would like a commercial kitchen to make jams and pies from the farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Dated 10-12-2016, the Town was in favor of this petition.

Staff Report: Given by Klotz and in the file. State design review and Department of Health will be needed for a commercial kitchen. Klotz notes the septic concerns and that a holding tank maybe a more adequate system and would also need committee approval.

Motion to adjourn by Reese, seconded by Jaeckel at 8:00 p.m., passed on a voice vote with no objection.

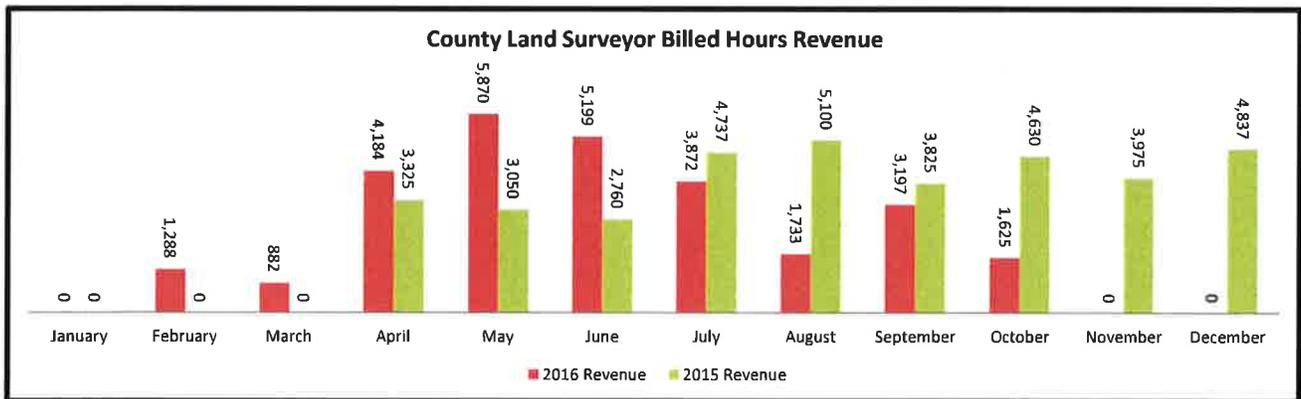
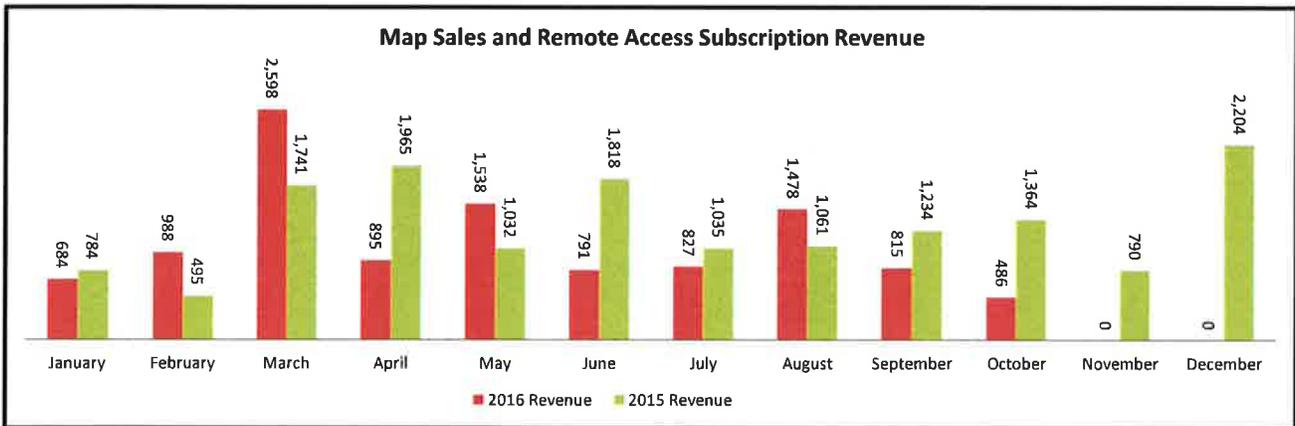
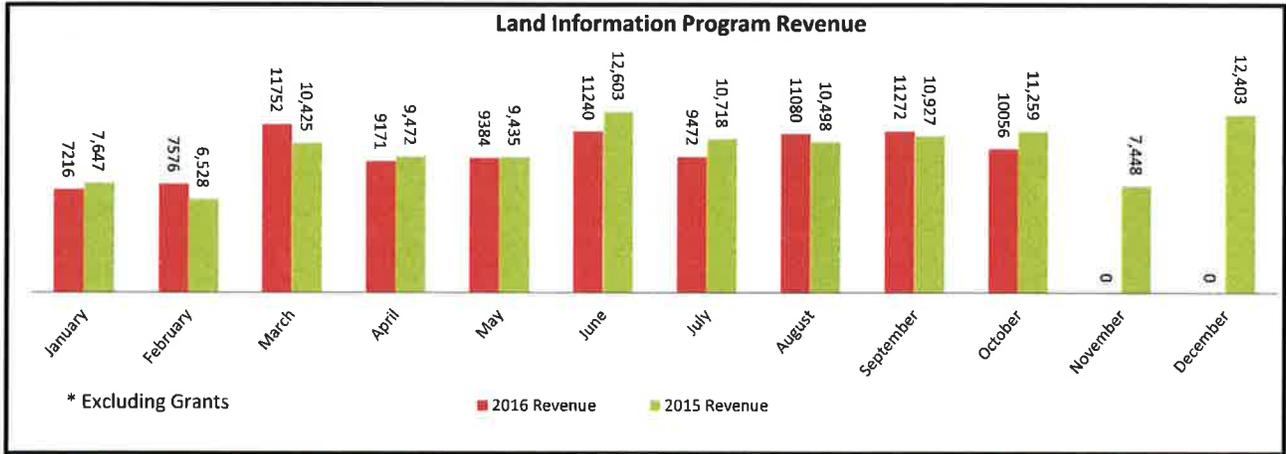
A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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

Don Reese, Secretary

2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year



Jefferson County Planning and Zoning Department

Enter Year: submit

PDF: Excel:

Enter 2015 Actual Zoning Deposit: submit

Enter 2016 Budget Revenues: submit

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2016 Totals	2015 Totals	2015- 2016 Difference
Jan	4,715.00	847.05		2,025.00	800.00							250.00	8,387.05	8,804.30	-417.25
Feb	14,795.00	27.37	3.75	1,000.00	250.00							450.00	16,076.12	12,225.00	3851.12
Mar	12,750.00	22.16		2,100.00	50.00					150.00		500.00	15,072.16	13,723.08	1349.08
Apr	34,545.00	9.44	3.75	7,775.00	600.00								42,933.19	21,084.94	21848.25
May	13,030.00	92.09		4,975.00	800.00								18,897.09	18,699.86	197.23
June	14,980.00	11.37	7.50	4,800.00	450.00							250.00	20,248.87	23,338.49	-3089.62
July	14,185.00	5.86	30.00	3,425.00	350.00							280.00	17,995.86	19,649.36	-1653.5
Aug	12,720.00	165.79		8,750.00	1,100.00							1,250.00	22,735.79	23,391.58	-655.79
Sept	15,050.00	3.79		6,625.00	750.00								22,428.79	15,947.01	6481.78
Oct	16,185.00	3.54		4,200.00	500.00								20,888.54	19,384.08	1504.46
Nov	11,970.00	8.26		2,200.00	200.00								14,378.26	9,650.29	4727.97
Dec														8,370.42	-8370.42
Total	164,925.00	1,196.72	45.00	47,875.00	5,850.00					150.00		2,980.00	220,041.72	194,268.41	25773.31

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$220,041.72