

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

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

DATE: Thursday, August 20, 2020

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: **Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI**
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

REGISTRATION IS REQUIRED TO ATTEND VIA ZOOM!

Register in advance for this meeting:

<https://zoom.us/meeting/register/tJAtfu2ppjMjHtBNd5Wqo6oY64dHE1guhmp>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on August 20, 2020, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust

Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-

0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennet: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Aztalan on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2042-20 – Jacob Schepp: Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St**, Town of Milford, on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

RESOLUTION NO. 2020-

Authorization for the Highway Department to enter into contract for lime rock crushing

Executive Summary

The Highway Department leases a quarry on CTH J and receives lime rock crushing bids from vendors every two to three years to replenish its inventory. For 2020, the vendors were asked to provide bid numbers that included crushing several grades of lime rock including large rip rap. This resolution authorizes the Jefferson County Highway Department to enter into a contract with Bjoin Limestone for limestone crushing in 2020. The Highway Committee met on July 28, 2020, and recommended forwarding this resolution to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the Highway Department has solicited bids for crushing approximately 110,000 tons of lime rock and 5,000 tons of rip rap, and

WHEREAS, the Highway Department opened bids on July 23, 2020, with the following results, and

<u>Company</u>	<u>Total Bid Amount</u>
Bjoin Limestone	\$334,900.00 [\$2.59/ton, \$10.00 rip rap]
Yahara Materials, Inc.	\$438,000.00
Linck Aggregates	\$481,300.00
A.W, Oakes & Son, Inc.	\$552,500.00

WHEREAS, Bjoin Limestone is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Highway Department is authorized to enter into a contract with Bjoin Limestone for limestone crushing in 2020.

Fiscal Note: Adequate funds are available in the Highway Department budget for this contract.

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Referred By:
Highway Committee

08-10-20

REVIEWED: County Administrator: [Signature]; Corporation Counsel: [Signature]; Finance Director: [Signature]

RESOLUTION NO. 2020-_____

Updating the Jefferson County Parks, Recreation and Open Space Plan

Executive Summary

The Jefferson County Parks Department has a history of planning for the future. The focus of Jefferson County's Parks, Recreation and Open Space Plan is to preserve natural resources while providing outdoor recreation. This Plan includes a park and trail network that connects cities, villages, and hamlets which will benefit not only local residents, but also draw visitors who want to experience nature, walk, and bike on off-road trails, and visit local establishments. This is the fourth Jefferson County Parks, Recreation and Open Space Plan that has been completed, with prior plans approved in 1997, 2005, and 2013. Jefferson County is currently in the implementation phase of the 2013 Jefferson County Parks, Recreation and Open Space Plan and the Glacial Heritage Area Plan. This resolution updates the existing Parks, Recreation and Open Space Plan for the purpose of identifying future county-wide recreational needs and opportunities, including potential park acquisition areas, and to qualify for federal, state and local grants and funding to further develop the Plan. The Jefferson County Parks Committee considered this resolution at its meeting on August 3rd, 2020, and recommended forwarding to the County Board for adoption.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the Jefferson County Parks, Recreation and Open Space Plan was last updated in 2013, and

WHEREAS, the focus of the Parks Committee and Parks Department is to provide natural resource based outdoor recreation for the public and to protect natural areas in large rural parks, and

WHEREAS, the Parks, Recreation and Open Space Plan contains an inventory of existing outdoor recreation facilities and an analysis of outdoor recreation needs.

NOW, THEREFORE, BE IT RESOLVED that the proposed updates to the 2020 Jefferson County Parks, Recreation and Open Space Plan are hereby adopted.

Fiscal Note: Adoption of this Plan does not commit Jefferson County to any future expenditures. All future projects and acquisitions will need County Board approval at the time they are proposed. An updated Plan is necessary to continue to qualify for state and federal grants.

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Referred By:
Parks Committee

08-10-2020

REVIEWED: County Administrator ; Corporation Counsel ; Finance Director 

ORDINANCE NO. 2020-__

Amending the Jefferson County Parks Ordinance to prohibit the release of wild and domestic animals in County Parks.

Executive Summary

Parks Department staff have received reports of live wild animals being released in Jefferson County parks. This ordinance amendment is intended to help maintain a healthy balance of wild animals in county parks by prohibiting the release of wild and domestic animals. This will allow members of the public to continue to enjoy the County park system by preventing domestic animals and excessive wild animals from interfering with the peaceful enjoyment of park visitors. The Parks Committee considered this Ordinance amendment at its meeting on August 3rd, 2020 and recommended forwarding to the County Board for approval.

THE COUNTY BOARD OF SUPERVISORS OF JEFFERSON COUNTY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 8.07 ANIMALS IN PARKS OR ON RECREATION TRAILS of the Jefferson County Parks Ordinance is amended by creating (5) as follows:

SECTION 8.07. ANIMALS IN PARKS OR ON RECREATION TRAILS.

(5) Domestic animals or animals that have been live-captured may not be relocated or released to any Jefferson County park or recreation trail. [Ord. No. 2020-____, 08-11-2020]

Section 2. This ordinance shall be effective after passage and publication as provided by law.

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Referred By:
Parks Committee

08-10-2020

REVIEWED: County Administrator ; Corporation Counsel ; Finance Director 

REPORT
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY
BOARD OF SUPERVISORS

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on July 16, 2020 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

APPROVAL OF PETITIONS R4248A-20, R4249A-20, R4250A-20, R4251A-20, R4252A-20, R4253A-20, R4254A-20, R4255A-20, R4256A-20 AND R4257A-20,

DATED THIS 27TH DAY OF JULY, 2020

Blane Poulson, Secretary

THE PRIOR MONTH'S AMENDMENTS, PETITIONS R4232A-20, R4244A-20, R4245A-20, R4246A-20, R4247A-20 ARE EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS. STATS. 59.69(5)

ORDINANCE NO. 2020- _____

Amending Official Zoning Map

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4248A-20, R4249A-20, R4250A-20, R4251A-20, R4252A-20, R4253A-20, R4254A-20, R4255A-20, R4256A-20 and R4257A-20 were referred to the Jefferson County Planning and Zoning Committee for public hearing on July 16, 2020, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session.

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

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

Rezone to create an approximately 1.42-acre A-3 zone from part of PIN 006-0716-1841-002 (5.83 Ac) off of **Sunset Rd** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test, and approval and recording of the final certified survey map. R4248A-20 – Sally Armstrong

Rezone to create a 1.03-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1332-000 (29.45 Ac) at **W486 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4249A-20 – Mark and Lisa Groose

Rezone to create a 1.05-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1431-000 (42.42 Ac) at **W752 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R42450A-20 – Mark and Lisa Groose

Rezone to create a 1-acre A-3 zone around the existing home from part of PINs 012-0816-3012-001 (0.40 Ac) and 012-0816-3012-000 (52.13 Ac) at **N8097 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon approval and recording of a final certified survey map for the property, and will not detract from future lots that may be proposed on the Mitchell property. R4251A-20 – Benjamin Barnhart/Randall V Mitchell Trust

Rezone to create an approximately 2.5-acre A-3 zone around the existing home and buildings from part of PIN 014-0615-1821-000 (44.14 Ac) at **N4064 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4252A-20 – James and Susan Schroedl Trust

Rezone to create a 6.7-acre A-3 zone around the existing home and buildings from part of PIN 016-0514-0721-000 at **W7170 North Shore Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This lot combination utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4253A-20 – J&A Buckman Trust

Rezone to create an approximately 2-acre A-3 zone for a new residential building site from part of PIN 024-0516-1233-000 at **W414 Pine Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon road access approval, receipt by Zoning of a suitable soil test, and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4254A-20 – Kyle and Aubree Berger

Rezone to create a 2.39-acre A-3 zone around the existing home and buildings from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4255A-20 – Dorothy Sindberg/Keith Sindberg

Rezone to create an approximately 1.94-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon road access approval, receipt by Zoning of a suitable soil test, approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4256A-20 – Dorothy Sindberg/Keith Sindberg

Rezone to create an approximately 1.88-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The action is conditioned upon road access approval, receipt by Zoning of a suitable soil test, approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4257A-20 – Dorothy Sindberg/Keith Sindberg

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

AYES: ___ NOES: ___ ABSTAIN: ___ ABSENT: ___ VACANT: ___

Referred By:
Planning and Zoning Committee

8-10-2020

REVIEWED: County Administrator  Corporation Counsel  Finance Director 