

**STAFF MINUTES OF PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

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

**DATE:** Thursday, August 15, 2019

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

**PLACE:** Rm 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Chairman Nass at 7:00 p.m.

**2. Roll Call**

All Committee members were present at 7:00 p.m. Also present were Lindsey Schreiner and Sarah Higgins of the Zoning Department.

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

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

**4. Approval of Agenda**

Motion by Jaeckel, seconded by Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.

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

Chairman Nass explained the evening proceedings.

**6. Public Hearing**

Higgins read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, August 15, 2019, 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 A-2, AGRICULTURAL/RURAL BUSINESS**

**R4170A-19 – Ron Zimmerman/Delores Zimmerman Trust Property:** Create a 2-acre A-2 zone on **South Farmington Road** from PIN 008-0715-2434-001 (15 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ron Zimmerman (425 N Stevens Ave, Jefferson, WI 53549) explained that he is the trustee for the property and that they would like to sell the farm, but zone off 2.00 acres to build a storage shed for family use to store boats, snow blowers, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Dale Weis (N4930 Probst Ln, Helenville, WI 53137) explained that the only reason he is opposed to the petition is because he doesn't believe an A-2 zone should be used to build a shed for person purposes. In his opinion, he believes many others would want to do the same, and he doesn't want this to start precedence for this type of use in an A-2 zone.

**REBUTTAL:** Zimmerman explained that the only reason why they decided to go this route is that potentially in the future a family member may want to build a house on the lot.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file.

**TOWN:** Approved 7/15/19.

**CONDITIONAL USE PERMIT APPLICATION**

**CU1999-19 – Ron Zimmerman/Delores Zimmerman Trust Property:** Conditional use for storage of non-farm equipment in a proposed A-2 zone on **South Farmington Road**, Town of Farmington, on PIN 008-0715-2434-001 (15 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ron Zimmerman (425 N Stevens Ave, Jefferson, WI 53549) didn't have anything to add, but he did mention they haven't decided on the size of the proposed structure. They are looking at approximately 30 x 50 feet in size in order to fit several boats, campers, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins verified that there will be no business use of the structure. Zimmerman confirmed.

**TOWN:** Approved 8/12/19.

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

**R4171A-19 – Laura L Jacobson/Charlie Oestreich Trust Property:** Create a new 1-acre building site on **Seavert Lane** from PIN 002-0714-2831-003 (28.226 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gary Jacobson Jr. (W6380 Seavert Ln, Jefferson, WI 53549) explained he'd like to take one split to incorporate it into the existing lot that they own and the other split is to secure land and ensure no one builds around them. The lot would potentially be saved for his kids and Charlie Oestreich would just continue to keep farming it until then.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file.

**TOWN:** Approved 6/12/19.

**R4174A-19 – Laura L Jacobson/Charlie Oestreich Trust Property:** Enlarge an existing A-3 zone at **W6380 Seavert Lane** by 1 acre, part of PINs 002-0714-2831-003 (28.226 Acres) and 002-0714-2832-000 (29.674 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gary Jacobson Jr. (W6380 Seavert Ln, Jefferson, WI 53549) reiterated previous petition.

**COMMENTS IN FAVOR:** Charlie Oestreich (N5921 Popp Rd, Jefferson, WI 53549) was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file.

**TOWN:** Approved 6/12/19.

**R4172A-19 – Philip E Hack:** Create a new 2-acre building site on **County Road D** in the Town of Hebron from part of PIN 010-0515-0234-002 (4.492 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Philip Hack (N2112 County Road D, Fort Atkinson, WI 53538) explained he'd like to separate off the two acres for a family member to build a house on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins noted that a Soil Evaluation was conducted and the lot was found to be 46.44% prime and 53.61% non-prime.

**TOWN:** Approved 7/8/19.

**R4173A-19 – Thomas W Hooper:** Create a 2.98-acre building site on **Pine Drive** from part of PIN 024-0516-1144-000 (40 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Hooper (N1886 Zion Rd, Palmyra, WI 53156) explained that he'd like to create a secondary building site for a family member or for when they retire.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins emphasized no new development on greater than 20% slopes and avoid 100 year floodplain.

**TOWN:** Approved 7/8/19.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2000-19 – Jeff Foerster:** Modify the original conditional use issued for planting of nursery stock in order to allow a new 6,000 square foot shed in the existing A-2 zone. The site is at **W7464 Koshkonong Mounds Road**, Town of Koshkonong on PIN 016-0513-2443-001 (10.456 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Foerster ( ) explained that he wants to build a shed for the existing nursery business at the site.

**COMMENTS IN FAVOR:** Dale Weis (N4930 Probst Ln, Helenville, WI 53137) was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked a few questions to confirm nothing would be changing from the original approved condition use:  
Hours of operation? Foerster answered that they would remain the same.  
Bathrooms in proposed shed? Foerster answered no.  
Would the public be coming on-site? Foerster answered no.  
Any outside storage? Foerster answered no, that is why they want to build the new shed.  
Number of employees? Foerster answered 2.  
Any outside lighting? Foerster answered yes, the Town is requesting that he installs some.

**TOWN:** Approved 7/11/19.

**CU2001-19 – Terry & Patricia Zoller:** Conditional use to allow an extensive on-site storage structure of 1,080 square feet, over 15 feet in height in a Residential R-2 zone. The site is at **N7493 Switzke Road**, Town of Watertown, on PIN 032-0815-3332-007 (1.385 Acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Patricia Zoller (N7493 Switzke Rd, Watertown, WI 53094) explained they'd like to build a 36 ft x 30 ft garage, of which will be over 1,000 square feet and 15 feet in height.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins confirmed with Zoller that there will be no business use. Higgins asked if there will be any outside lighting. Zoller answered possibly a yard light. Higgins asked if there will be any bathrooms in the shed. Zoller answered no.

**TOWN:** Approved 7/8/19.

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**Supervisor Jaeckel moved to adjourn at 7:21 p.m., and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.**

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**Minutes prepared by:** *Lindsey Schreiner*  
Zoning/On-Site Waste Management Technician  
Jefferson County Planning and Zoning Department

**Supervisor Poulson, Planning & Zoning Committee Secretary**

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