

**MINUTES OF THE PUBLIC HEARING FOR
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance, a Request for Conditional Use Permit, and an Amendment to the Jefferson County Comprehensive Plan and the Jefferson County Agricultural Preservation & Land Use Plan

DATE: Thursday, May 21, 2020

TIME: Beginning at 6:30 p.m.

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:**

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**PETITIONERS, OR THEIR REPRESENTATIVES, MUST PARTICIPATE BY EITHER ATTENDING
IN PERSON IN COURTHOUSE ROOM 205, OR BY USING ONE OF THE ZOOM MEETING
OPTIONS DESCRIBED ABOVE**

1. **Call to Order**
The meeting was called to order by Chairman Nass at 6:30 p.m.
2. **Roll Call**
All Committee members were present at 6:30 p.m. Also present were Matt Zangl, Sarah Higgins, and Brett Scherer of the Zoning Department.
3. **Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified that he meeting was being held in compliance with open meetings law.
4. **Approval of Agenda**
Motion by Jaeckel and 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**
Nass explained the evening's proceedings.
6. **Public Hearing**
Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on May 21, 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. Matters to be heard are petitions to amend the official zoning map of Jefferson County and the Jefferson County Agricultural Preservation and Land Use Plan, and an application for conditional use permit. 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 BUSINESS

R4240A-20 – Paul Marty: Rezone to create a 3.551-ac A-2 zone from part of PINs 030-0813-1523-000 (26.3 Ac) and 030-0813-1641-001 (17.05 Ac). The site is at **W8501 Blue Joint Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Paul Marty (N8117 Abendroth Rd, Waterloo, WI) presented himself as the petitioner for this rezone. Marty explained the need for the rezone to allow for a storage area for materials from his salvage scrapping business. Sometimes there is extra materials left over from jobs, and this site would be used for storage of those extra materials. The site would not be open to the public and no trucks would be scaling in and/or out.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Connie Skalitzky (W8491 Blue Joint Rd, Waterloo, WI) spoke in opposition of this petition. Skalitzky brought up concerns regarding safety concerns including large semis on the hill of the road blocking views of others and debris on the road. Skalitzky also had concerns regarding depreciation of her property value due to the proposed salvage yard.

Jerome Skalitzky (W8491 Blue Joint Rd, Waterloo, WI) also spoke in opposition of the petition. Skalitzky brought up concerns regarding a nearby water source and if there should be concern with possible contamination of the water from the proposed salvage yard. Skalitzky also expressed concerns regarding if there would be proper screening put up around the salvage yard. Other concerns mentioned included the lack of any well near the pit in case there were a fire or for employee safety for possible injuries. Skalitzky also brought up a concern regarding the lack of control of anyone monitoring the pit and unattended members of the public being present at the site.

Robert Jordan (W8657 Michel Ln, Waterloo, WI) spoke in opposition of the petition with concerns regarding screening around the proposed salvage yard.

REBUTTAL: Marty addressed the issues brought up regarding screening and explained his plans for planting trees to act as screening. Marty also addressed the concerns brought up about semis on the road. Marty explained the semis on that road more often to come pick up tractors that are on the hill, and are not usually down to the pit. If they are down in the pit area, they carefully back in on the dock area to avoid any safety issues with other traffic on the road. Marty also stated the possibility of drilling for a well to avoid any safety concerns regarding fires, etc., and also putting up a gate to discourage unwanted public at the site.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked about the primary access route for the site. Marty explained trucks going to the site have the option of going down Blue Joint Rd or coming off of Michel Ln. There was discussion of trying to move that traffic more towards Michel Ln, since it's a dead end and already

sees quite a bit of truck traffic. Zangl asked on average how often semis come to the site. Marty explained it really depends on the need and the market, so he would guess on average about 4 times a year. He went onto explained that daily traffic for the site would consist more of a truck and trailer, not a semi.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2031-20 – Paul Marty: Conditional use to allow for a salvage yard in the proposed A-2 zone at **W8501 Blue Joint Rd**, Town of Waterloo, on PINs 030-0813-1523-000 (26.3 Ac) and 030-0813-1641-001 (17.05 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Paul Marty (N8117 Abendroth Rd, Waterloo, WI) presented himself as the petitioner for this conditional use. Marty explained he would like the conditional use for a storage area for materials for his business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Jerome Skalitzky (W8491 Blue Joint Rd, Waterloo, WI) spoke in opposition of the petition. Skalitzky questioned the idea of having the main entrance for the salvage yard to be off of Michel Ln instead of Blue Joint Rd.

REBUTTAL: Marty replied to the concern regarding the entrance for the salvage yard, and explained he tries to send trucks down Michel Ln to enter that way.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about any employees to the site, hours of operation, proposed signs, outside lighting, any burning, and screening. Marty explained that maybe 1 or 2 employees would visit the site, and hours of operation are sporadic. There would be no proposed signs or outside lighting. Burning is also regulated by the DNR and the Township. Marty had also been in contact with KW Greenery regarding the planting of trees for screening. They suggested approximately 80 trees to properly screen the area. Marty plans to plant the north side of the property right away, and would also not be opposed to putting up a gate for safety/privacy of the site.

TOWN: In favor.

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

R4241A-20 – Reinhold J Petig/Evergreen Dairy Farms Inc: Rezone to create a 1.36-ac A-3 zone at **W4531 Emerald Dr**, Town of Watertown, from part of PINs 032-0815-3141-000 (38.463 Ac) owned by Evergreen Dairy Farms Inc. and 032-0815-3141-001 (0.78 Ac) owned by Reinhold Petig. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Reinhold Petig (W4531 Emerald Dr, Watertown, WI) presented himself as the petitioner for this rezone. Petig explained the farmland around his home lot is not completely workable due to large trees, woods, and wet areas so he'd like to take that land and add it to his residential lot to increase the acreage of the lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there would be access for the remaining A-1 land. There will be access for that land to the west. Zangl also mentioned that the Committee would have to decide whether or not this would count against the available splits for the property.

TOWN: In favor.

R4242A-20 – Jason Thorman/Evergreen Dairy Farms Inc: Rezone to create a 3-ac A-3 zone at **W4509 Emerald Dr**, Town of Watertown, from part of PINs 032-0815-3141-000 (38.463 Ac) owned by Evergreen Dairy Farms Inc. and 032-0815-3141-002 (0.757 Ac) owned by Jason Thorman and Tammie Smith-Thorman. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jason Thorman (W4509 Emerald Dr, Watertown, WI) presented himself as the petitioner for this rezone. Thorman explained they would like to add on acreage to their home lot in order to allow for animal units in the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

JEFFERSON COUNTY COMPREHENSIVE PLAN AND AGRICULTURAL PRESERVATION & LAND USE PLAN AMENDMENT

R4243T-20 – Jefferson County: Request to change the Jefferson County Comprehensive Plan and Jefferson County Agricultural Preservation & Land Use Plan to include PINs 022-0613-0434-000 (8.690 Ac) and 022-0613-0433-000 (33.290 Ac) in the Plans 15-Year Growth Area. The site is **near the intersection of US Highway 18 and County Road A** in the Town of Oakland, and is owned by John and Ann Didion. It is currently zoned A-1, Exclusive Agricultural and in the Farmland Preservation Area.

PETITIONER: N/A

COMMENTS IN FAVOR: Ted Vratny (N4450 County Road A, Cambridge, WI) spoke in favor the plan amendment request. Vratny explained that the Town of Oakland exceeded their number of lots for growth in the urban service areas back in 2018. The parcels in question are all a part of the Town's plan for future growth. The owner of the land, Mr. Didion, is also in favor of the plan amendment request. The idea is to remove the

above mentioned parcels from the Agricultural Preservation area and label them as a 15-year growth area instead. This does not mean there is a development plan for this area as of right now.

COMMENTS OPPOSED: Roy Hagemeister Jr (W8843 US Highway 18, Cambridge, WI) spoke in opposition of the proposed plan amendment. Hagemeister mentioned concerns regarding poor topography and soil composition of the landscape, and also concerns for wetlands on the above mentioned land area.

Kevin Machesky and Kathlyn Klein (N4425 County Road A, Cambridge, WI) also spoke in opposition with concerns regarding the land being located in a wetland preservation area that is restricted for building. There were also concerns that the land should stay as A-1 and it would benefit the lake to keep it as is. They were also concerned about intentions to damage the wetlands.

Anita Martin (261 Pinnacle Dr, Lake Mills, WI) also had questions about if this land could be rezoned and the protection of the wetlands. At this time, Supervisor Poulson called for a point of order.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass clarifies the request for the map amendment for the 15-year growth area, and that the request at this time is not to rezone the land.

STAFF: Given by Zangl and in the file. Zangl also gave a brief description of the plans and request. Zangl also read into record a letter of support from the land owner, Mr. Didion.

TOWN: In favor.

Supervisor Jaeckel moved to adjourn at 7:19 p.m., and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

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

Supervisor Poulson, Planning & Zoning Committee 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

