

**MINUTES OF THE 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, June 18, 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:**

**Join Zoom Meeting**  
<https://zoom.us/j/98890373816>

**Meeting ID: 988 9037 3816**

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- 1. Call to Order**  
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
- 2. Roll Call**  
All Committee members except for Supervisor Foelker were present at 7:00 p.m. Also present were Matt Zangl 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 Supervisor Nass and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 4-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**  
Chairman Jaeckel 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 Thursday, June 18, 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 AGRICULTURAL/RURAL RESIDENTIAL A-3**

**R4244A-20 – Todd Lueder/Matthew Chambers & Nancy Johnson Properties:** Rezone PINs 008-0715-3533-003 (1 Ac) in the Town of Farmington and 014-0615-0222-000 (5.17 Ac) & 014-0615-0221-031 (0.199 Ac) in the Town of Jefferson, all owned by Lueder; and rezone part of 014-0615-0221-000 (14.801 Ac), Town of Jefferson owned by Chambers/Johnson to create an approximate 4.45-ac A-3 lot at **W3222 Depot Rd.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Todd Lueder (N1204 Poeppel Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Lueder explained that the intent would be to purchase 1/3 of an acre from Chambers/Johnson in order to square off the lot and move the lot line away from the home. This would enable Lueder to bring the property back into better shape and fill in a hole in the back to level out the site.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**R4245A-20 – Christopher & Jean Keller:** Rezone to create a 2-acre A-3 zone from part of PINs 026-0616-3432-000 (40 Ac) and 026-0616-3433-000 (40 Ac) to create a new 2-acre building site near **W1246 Schuyler Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Christopher Keller (W1246 Schuyler Rd, Palmyra, WI) presented himself as the petitioner for this rezone. Keller explained that a 2-acre A-3 lot is being requested in order to build a new home and split it off from the rest of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also explained that a small portion of the road would be dedicated to the Town for access to the proposed lot.

**TOWN:** In favor.

**R4246A-20 – N Charles & Lauren Eggert:** Create a 2.9-acre A-3 zone around the homes and buildings at **W7816 Island Rd** in the Town of Waterloo on PIN 030-0813-1142-000 (32.8 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816 Island Rd, Waterloo, WI) presented himself as the petitioner for this rezone. Eggert explained the request to survey off the existing buildings and yard area. A Variance was previously approved to allow for 2 homes on an A-3 lot. Eggert also explained that this could be a farm consolidation because the original homestead on the property was built pre-1970's and then burnt down. It was then replaced by the now existing home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

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

**R4247A-20 – Casey Kelleher:** Rezone 0.71 acre of PIN 004-0515-1924-001 (11.801 Ac) from A-1 to A-3 and 0.7 ac of PIN 004-0515-1924-005 (2 Ac) from A-3 to A-1 to reconfigure an existing A-3 lot at **N1149 County Road N**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)6 and 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Casey Kelleher (W4448 County Road U, Whitewater, WI) presented himself as the petitioner for this rezone. Kelleher explained he recently bought the property and would like to change the dimensions of the lot in order to move the proposed home further back to avoid a low spot. The soil in the area has already been eroded and the house location is in a gravelly area, what he believes to be more non-prime soils.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2032-20 – Timothy Esser:** Conditional use to allow a 18' 11" tall extensive on-site storage structure in a Residential R-1 zone at **W8129 Elm Point Rd**, Town of Lake Mills, on PIN 018-0713-1544-023 (0.35 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Anthony Stenzel (N8190 State Road 89, Waterloo, WI) presented himself as the petitioner on behalf of the homeowner for this conditional use. Stenzel explained they are looking to remodel the garage and rip off tresses to allow for additional room. A Variance was previously granted to allow for a reduced setback from the ordinary high water mark.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked if there would be any bathrooms or outdoor lighting. There will be no bathrooms or living space, and the only outside lighting will be a small light on either side of the overhead door.

**TOWN:** In favor.

**CU2033-20 – Nick & Jazmin Crouch:** Conditional use to allow a 1,200 square foot, 20 foot tall extensive on-site storage structure in a Residential R-2 zone at **N2731 County Road Z**, Town of Sullivan. The site is on PIN 026-0616-3614-007 (3 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Nate Mueller (426 N High St, Fort Atkinson, WI) presented himself as the petitioner on behalf of the homeowner for this conditional use. Mueller explained the need for the additional room is to allow for a lift for a truck to work on for personal use. The proposed structure will also be used for storage of four-wheelers, lawn mowers, etc. The size is needed to allow for enough storage to house everything and keep it all dry.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

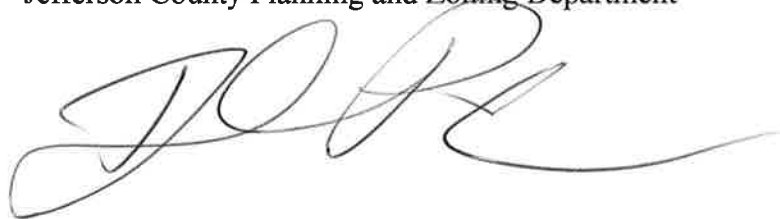
**STAFF:** Given by Zangl and in the file. Zangl asked if there would be any outdoor lighting. There will be 3 small outdoor lights.

**TOWN:** In favor.

**7. Adjourn**

**Supervisor Nass moved to adjourn at 7:27 p.m. and was seconded by Supervisor Poulson. Motion passed 4-0 on a voice vote.**

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

A handwritten signature in black ink, appearing to read 'S. Higgins', written over a horizontal line.

**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](http://www.jeffersoncountywi.gov)

