

**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, July 16, 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
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09

Meeting ID: 924 4976 7012
Password: 190283

Dial by your location:
+1 301 715 8592 US (Germantown)

1. **Call to Order**
The meeting was called to order by Chairman Jaeckel at 7 p.m.
2. **Roll Call**
All Committee members were present at 7 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 Poulson and seconded by Supervisor 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 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, July 16, 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

R4248A-20 – Sally Armstrong: 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.

PETITIONER: Ken Wilkowski (725 Palmyra St, Sullivan, WI) presented himself on behalf of the petitioner for this rezone. The rezoning request is to create a new lot in order to sell it to new owners to build a home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land, and there will be access off the road.

TOWN: In favor.

R4249A-20 – Mark and Lisa Groose: 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.

PETITIONER: Mark Groose (W675 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The pre-existing home on the farm is from the 1840's and the tenants that currently live there would like to buy the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land and there will be access from the road and through the adjoining lot.

TOWN: In favor.

R42450A-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.

PETITIONER: Mark Groose (W675 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The pre-existing home on the farm was built in 1971 and the tenants that currently live there would like to buy the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land and there is access.

TOWN: In favor.

R4251A-20 – Benjamin Barnhart/Randall V Mitchell Trust: 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.

PETITIONER: Benjamin Barnhart (N8097 County Road E, Watertown, WI) presented himself as the petitioner for this rezone. The request for the rezoning is to put a mound system in by adding land and giving enough room for a replacement well if it ever goes bad.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also noted that the adding acreage could possibly use up a split from the A-1 land.

TOWN: In favor.

R4252A-20 – James and Susan Schroedl 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.

PETITIONER: Jim Schroedl (W4719 F & J Townline Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The request for the rezone is to split off the buildings from the workable land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and the house was built 100 years ago.

TOWN: In favor.

R4253A-20 – J&A Buckman 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.

PETITIONER: Mark Anderson (W6141 Star School Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The proposed lot would be zoned around the pine tree lines and the drain tile on the land would stay with the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and if there would be access for the remaining A-1 land. The house was built approximately 80 years ago and there will be access for the A-1 land.

TOWN: In favor.

R4254A-20 – Kyle and Aubree Berger: 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.

PETITIONER: Kyle Berger (W414 Pine Dr, Palmyra, WI) presented himself as the petitioner for this rezone. The rezone is being requested in order to build a new 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.

R4255A-20 – Dorothy Sindberg/Keith Sindberg: 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.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. Sindberg explained the rezone request was to liquefy the property in order for the family's brother to stay in the existing home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Jarrod Thomas (N4645 Indian Point Rd, Sullivan, WI) spoke in opposition of the rezone. Thomas questioned the extra acreage and what would be done with it.

REBUTTAL: Sindberg explained that the extra acreage would be considered an outlet and cannot be built on.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and it was built in the late 1800's.

TOWN: In favor.

R4256A-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.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. The rezone request is to create a new lot and an outlot that will remain A-1.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained that the outlot cannot be sold separately and it will be decided in the final zoning process which lot it will go with.

TOWN: In favor.

R4257A-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.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. The rezone request is to create a new lot and an outlot that will remain A-1.

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

CU2034-20 – Daniel and Joann Russler: Conditional use to allow for a conditional home occupation for a civic association in a Community zone at **W3308 US Highway 18** in the Town of Jefferson. The site is on PIN 014-0615-0314-008 (0.42 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Russler (W3308 US Highway 18, Helenville, WI) presented himself as the petitioner for this conditional use. The conditional use is a request for managing a clubhouse.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Jaeckel asked about a parking plan. Russler explained there will be 5 additional parking spots and community parking. There will only be about 4-7 people present at a time.

STAFF: Given by Zangl and in the file. Zangl asked about the number of people, times of operation, and a further description of what the clubhouse will be for. There will be 4-7 people at a time, sometimes more if there is a fundraiser. The clubhouse will be open mainly in the morning and it will be a membership-only club that will have fees for membership.

TOWN: In favor.

CU2035-20 – Jay Settersten: Conditional use to allow for an extensive on-site storage structure that is 1,440 sq. ft. and 25 ft. in height in an R-1 zone at **N4354 Beach Dr** in the Town of Oakland. The site is on PIN 022-0613-0813-020 (0.726 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Jay Settersten (N4354 Beach Dr, Cambridge, WI) presented himself as the petitioner for this conditional use. The request is to build a garage because there is not one on the property at this time. The structure will be used for the storage of 2 vehicles, a trailer, and fishing boat. The height of the structure will be built to match the height of the home. There will also not be any alterations needed to the driveway for the structure.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the proposed size and if there will be any lighting and bathrooms. The proposed structure will be 1440 sq. ft., there will be 1 or 2 lights on the front with a possible motion light, and no bathrooms.

TOWN: In favor.

CU2036-20 – Matthew and Angela Reich: Conditional use to allow for a home occupation for a bread making business in an A-1 zone at **N8094 Little Coffee Rd** in the Town of Watertown. The site is on PIN 032-0815-2712-000. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Reich (N8094 Little Coffee Rd, Watertown, WI) presented himself as the petitioner for this conditional use. The proposed home occupation is for an existing business that they are looking to move to get out of the kitchen for more space.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the hours of operation, if the public will be present at the site, the proposed size, and the plans for the septic. The business hours will be 6 am – 12 am at the latest, and no work will take place over night. There will also be no public to the site – as they sell at farmers markets only. The proposed garage for the business will be 700 sq. ft. in size. The structure also requires a bathroom to be a certified bakery so a new mound and holding tank with DNR and state approvals will be installed on the property.

TOWN: In favor.

CU2037-20 – Wade and Jennifer Staude: Conditional use to allow for an extensive on-site storage structure that exceeds is 35 ft. in height in an R-2 zone at **W6276 Apple Ln** in the Town of Koshkonong. The site is on PIN 016-0514-1612-007. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: No petitioner was present for this conditional use.

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

7. Adjourn

Supervisor Poulson moved to adjourn at 7:38 p.m. and was seconded by Supervisor Zastrow. 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

A handwritten signature in blue ink, appearing to read "Shari Poulson".

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