

**MINUTES 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

The meeting was called to order by Chairman Jaeckel at 7p.m.

2. Roll Call

All Committee members were present except Supervisor Poulson at 7 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

Motion 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 evenings 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 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.

PETITIONER: Cyndi Pitzner (N4337 Kreklow Road, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Pitzner explained she is looking to rezone the 40-acre parcel to be rezoned as a Natural Resource zone. She said the easement was approved by The Board of Adjustment to access the parcel. She said the 40 acres is woodlands and will be used for hunting and outdoor recreation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for the easement was approved last week by The Board of Adjustment.

TOWN: In favor.

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.

PETITIONER: Peter Gross (W5410 Urban Drive, Johnson Creek, WI) presented himself on behalf of the homeowners for the rezone. Gross said they want to create a 3.5-acre around the existing home and out buildings. He also said there will be 66ft. of frontage for the proposed split and remaining land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked when the household was built. Gross said that the house was built before 1978. Zangl also said that there are wetlands and floodplains near.

TOWN: In favor.

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.

PETITIONER: Ryan Broedlow (W3367 Sunshine Road, Helenville, WI) presented himself as the petitioner for this rezone. Broedlow said they wanted to split off the existing home and buildings. He said 4 acres is what they would need to accommodate the house and buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said there has been no splits and that there is a soil test on file.

TOWN: In favor.

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.

PETITIONER: Richard Riedel (N4824 County Road Y, Jefferson, WI) presented himself as the petitioner for this rezone. Riedel is looking to separate the home and existing buildings from the farmland. His neighbor is looking to purchase the remaining A-1 land after the house and existing buildings are split off.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Jaeckel asked the age of the home. Riedel responded it was built in 1896.

STAFF: Given by Zangl and in the file. Zangl asked if the remaining land has 66ft of frontage. Riedel said it will have enough frontage.

TOWN: In favor.

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.

PETITIONER: Gary Jackson (W792 Village Line Road, Sullivan, WI) presented himself as the petitioner for this rezone. Jackson said he is looking to create two 1-acre building sites. He said both sites will easily be accessible from the road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said that both sites do not have any wetland areas on them.

TOWN: In favor.

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.

PETITIONER: James & Janice Northey (N3487 Hardscrabble Road, Palmyra, WI) and Paul Northey (569 217 Avenue, Somerset, WI) presented themselves as the petitioners for this rezone. Paul Northey said they are looking to create 1-acre lot for when he retires. He said that the soils are rocky and they are looking to do a prairie restoration.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said staff will do an analysis on the lot before the decision is made.

TOWN: In favor.

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.

PETITIONER: Steven Sterwald (W8270 Woelffer Lane, Waterloo, WI) presented himself as the petitioner for this rezone. Sterwald is said he wants to create a 2.07-acre building site for his son to have the ability to build a home. Steven said his son works with him and it would be nice for him to be nearby.

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

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.

PETITIONER: Matthew Bennet (N6634 County Road E, Oconomowoc, WI) presented himself as the petitioner for this conditional use. Bennet said he wants to store equipment for his seasonal tree care business. He said no debris will be kept on the property, just vehicles.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked how many employees. Bennet said 3-5 employees and they will be back before dark. Bennet said no debris will be kept on the property. It is just to be able to park vehicles and equipment. Zangl asked if any signs would be put up. Bennet said no.

TOWN: In favor.

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.

PETITIONER: Matthew Bennett (N6634 County Road E, Oconomowoc, WI) presented himself as the petitioner for this conditional use. Bennet said the purpose would be to keep the equipment and vehicles off the driveway.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what the size would be. Bennet said it would be 40 feet by 60 feet with a peak at 24 feet. Zangl asked if there would be bathrooms. Bennet said no. Bennet said they would be getting rid of an old chicken coop and it would be the only out building on the property.

TOWN: In favor.

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.

PETITIONER: Kelly Boknevit (W217 Golden Lake Park Circle, Oconomowoc, WI) presented herself as the petitioner for this conditional use. Boknevit said the existing shed is rotting and they need a bigger outbuilding for storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the size of the building. Boknevit said it would be 1,200 square feet and 14'6" feet to the peak. Zangl asked if there would be any bathrooms. Boknevit responded no. Zangl asked what would the storage be used for. Boknevit said it will be used to store her husband's collector cars. Zangl asked if there would be outdoor lighting. Boknevit said no.

TOWN: In favor.

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 Jefferson 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.

PETITIONER: Alan Maske (W5236 Meirkwood Drive, Jefferson, WI) presented himself as the petitioner for this conditional use. Maske said he was looking to put up a 1,104 square foot workshop and garage.

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 bathrooms. Maske said no.

TOWN: In favor.

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.

PETITIONER: Scott Nelson (W9665 Ivan Street, Cambridge, WI) presented himself as the petitioner for this conditional use. Nelson said the conditional use is for the ability to have min storage units on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for the right-of-way setbacks. Zangl asked for an overview of the project. Nelson said they will have 21 units and will be “L” shaped. Boats and recreation vehicles is what they are looking to store for people. Zangl asked about the outdoor lighting. Nelson said they have LED lighting that is faced downward and won’t disrupt neighbors.

TOWN: In favor.

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.

PETITIONER: No representative due to variance being denied.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: None

TOWN: In favor.

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.

PETITIONER: Mary West (N4334 County Road E, Sullivan, WI) presented herself as the petitioner for this conditional use. West said she obtained her father's dog after he passed away. The yard is maintained and fenced West said.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked how many dogs will be on the property. West said three dogs total. Zangl asked what breeds. West said two Cavalier King Spaniels and one German Shepperd mix. Zangl asked what is done with the waste. West said it is collected and thrown in the garbage.

TOWN: In favor.

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.

PETITIONER: Steven Hopp (N8350 High Road, Watertown, WI) presented himself as the petitioner for this conditional use. Hopp said they are looking to put up a bull barn and production center.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for reduced setback was granted. Strupp from Jefferson County's Land and Water Conservation Department explained the plans and ATCP51 restrictions.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:40 p.m. and was seconded by Supervisor Foelker. Motion passed 4-0 on a voice vote.

Minutes prepared by: *Brett Scherer*
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

