

NOTICE 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, October 15, 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:

You are invited to a Zoom meeting:
When: Oct 15, 2020 07:00 PM Central Time (US and Canada)
Register in advance for this meeting:
<https://zoom.us/meeting/register/tJAKdO2hpszotE91k89KkypPtwsIfux6nPZgU>

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 7:00 p.m.
2. **Roll Call**
All Committee members except Supervisor Poulson 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**
Zangl 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, October 15, 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 A-2, AGRICULTURAL AND RURAL BUSINESS

R4278A-20 – James Torlin: Rezone to create an approx. 6.8-acre Agricultural and Rural Business zone to allow for the breeding and selling of goats at **N3115 Trieloff Rd** in the Town of Oakland from part of PIN 022-0613-2623-0000 (3.00 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: James Torlin (N3115 Trieloff Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The petitioner is looking to purchase additional pasture land and rezone it to A-2 to allow for the expansion of his herd of fainting goats for breeding. The additional land would primarily be used for pasturing for the animals.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also noted one thing for the Committee to consider would be whether or not the area around the home should remain A-3 instead of everything being rezoned to A-2.

TOWN: In favor.

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

R4275A-20 – Gary Poeppel: Rezone to create a 1.0-acre building site near **W6184 Star School Rd** in the Town of Koshkonong from part of PIN 016-0514-2112-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Gary Poeppel (W6278 Star School Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Poeppel explained he would like to rezone a 1-acre lot to A-3 in order to build a new home, and sell the remaining 35 acres of A-1 land with that proposed A-3 lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4276-20 – Roy Leschinsky: Rezone to create a 4-acre Agricultural/Rural Residential zone around the existing home and buildings at **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Roy Leschinsky (164 E Spooter Rd, Fox Point, WI) presented himself as the petitioner for this rezone. Leschinsky explained wanting to rezone to A-3 and asking 4 acres to better shape the lot since right now it is a jagged shaped lot.

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. Leschinsky stated the home is over 100 years old. When it was done as a farm consolidation years ago, the Ordinance at the time did not require it to be rezoned to A-3, so that's why the lot has remained A-1.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R4277-20 – Roy Leschinsky: Rezone to create an 8.2-acre Natural Resource zone **W5341 County Road B** in the Town of Aztalan from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Roy Leschinsky (164 E Spooter Rd, Fox Point, WI) presented himself as the petitioner for this rezone. The proposed natural resource zone is being proposed with the A-3 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 Leschinsky intends to sell the N zone separately or keep it with the proposed A-3. Leschinsky would try to keep it with the A-3 zone.

TOWN: In favor.

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO R-2, RESIDENTIAL-UNSEWERED

R4279A-20 – Deborah Werner: Rezone to create an approx. 0.92-acre Residential-Unsewered zone at **N2719 Banker Rd** in the Town of Koshkonong from part of PINs 016-0614-3323-014 (3.797 Ac) and 016-0614-3323-004 (0.755 Ac). This is in Accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Deborah Werner (N4697 County Road Q, Jefferson, WI) presented herself as the petitioner for this rezone. Werner explained that the current barn on the property is in the center of the land and they would like the land around the barn to be rezoned residential and not business anymore in order to sell it to the neighboring homeowner.

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

CU2050-20 – Deborah Werner: Conditional Use to allow for an extensive on-site storage structure on a proposed Residential-Unsewered zoned lot at **N2719 Banker Rd** in the Town of Kohskonong. The site is on PIN 016-0614-3323-004 (.755 Ac). This is in accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Deborah Werner (N4697 County Road Q, Jefferson, WI) presented herself as the petitioner for this conditional use. The conditional use is to allow for the existing barn to exist on a proposed R-2 zone with its size being over the allowed size requirements for an R-2 zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for confirmation of the size and height of the existing structure. The shed is approximately 30' x 40' and 3 stories (less than 15' in height).

TOWN: In favor.

CU2047-20 – Steven & Jackie Prisk: Conditional Use for a home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Ac) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jackie Prisk (N2450 Wenham Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. Prisk explained the request is to allow for a shop for storage for their dump trucks for their business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about any other new structures, the number of employees, hours of operation, if there will be public to the site, plans for parking, bathrooms in the shop, and possible lighting. Prisk explained this is the only new structure being proposed, there are only 2 employees, the hours are technically 24-hours, there will be no public to the site, parking will be primarily in the shed, there will possibly be bathrooms in the shop, and an overhead light by the door.

TOWN: In favor.

CU2051-20 – Jacob Schepp: Conditional Use to allow for transportation services in a Community zone at Community zone at **W7075 Main St** in the 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: Jacob Schepp (891 Gold Finch Ln, Marshall, WI) presented himself as the petitioner for this conditional use. Schepp explained that he has a charter boat that operates in the summer and this would be for storage of that charter during the off-season.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about if there will be public to the site, the hours of operation, and a parking plan. There will be no public to the site, the hours would be very minimal (only in the spring and fall to bring the boat in and out for the season), and the only parking necessary would be for a truck and the boat.

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** in the 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: Jacob Schepp (891 Gold Finch Ln, Marshall, WI) presented himself as the petitioner for this conditional use. Schepp explained that he has a charter boat that operates in the summer and this would be for storage of that charter during the off-season.

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 size and height of the proposed structure, if there will be bathrooms present, and any outdoor lighting. Schepp said the structure would be 18-20 feet in height, there will be no bathrooms in it, and there will just be a motion light on the outside.

TOWN: In favor.

CU2052-20 Paul Marty: Conditional Use to allow for an update to existing CU1516-08 for sale of farm implements and related equipment to allow for the addition of a 60' x 160' storage structure in an existing Agricultural and Rural Business zone at **W8643 Blue Joint Rd** on PIN 030-0813-1613-000 (40.24 Ac) 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 conditional use. Marty explained he would like to build another building to allow for more inside storage to get materials out of sight and out of the way on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Zangl read aloud a letter submitted from Connie Skalitzky (W8491 Blue Joint Rd; Waterloo, WI) in opposition to the request. The letter is included in the file.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for a brief description of the operation at the site and also asked about bathrooms, lighting, and possible screening. Marty explained the operation on the property is for the selling of

antiques, tractors, etc. There is currently no bathroom being proposed in the structure and there will just be yard lights in front and on the sides. Marty would also not be opposed to putting up more trees for screening if requested.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:31 p.m. and was seconded by Supervisor Zastrow. 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 'Sarah Higgins', written over the typed name and title.

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