

**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 19, 2021

**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: August 19, 2021, 07:00 PM Central Time (US and Canada)  
Meeting ID: 957 3344 0565  
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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 7pm.

**2. Roll Call**

- All committee members except Supervisor Poulson were present at 7 p.m. Also present were Matt Zangl and Brett Scherer 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 Foelker 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, August 19, 2021, 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 EITHER IN PERSON OR VIA ZOOM.** 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-T, AGRICULTURAL TRANSITION TO RESIDENTIAL R-1**

**R4335A-21 – Mark & Tammy Reinecke:** Create two 0.46-ac building sites (Lots 1& 2) and a 2.3-ac building site (Lot 3) from part of PIN 028-0513-1942-000 (10.34 Ac) near **N1108 Olson Rd**, Town of Sumner. This is in accordance with Sec.11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mark and Tammy Reinecke (9952 Blue Bonnet Drive) presented themselves as the petitioners for this rezone. They are looking to sell the land for residential development for a potential buyer who has interest in the lots.

**COMMENTS IN FAVOR:** Blair Kransberger (W9466 Lake Drive) spoke in favor of the petition. Kransberger said he is the interested buyer and is looking for building sites for his family.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

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

**R4339A-21 – Karen Weihert:** Create a 1.2-ac lot (Lot 1) around the buildings at **W6815 Reamer Ln**, a 1.14-ac building site (Lot 2) and a 1.12-building site (Lot 3) adjoining, from part of PINs 020-0814-0822-001 (8.847 Ac) and 020-0814-0822-002 (1.153 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Karen Weihert (N231 County Road I) presented herself as the petitioner for this rezone. Weihert is looking for three buildings sites, one being a farm consolidation of the existing farm house and out buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked how old the home was? Weihert said the home is over 100 years old. Zangl asked if the remaining A-1 land has 66' of road access. Weihert said yes.

**TOWN:** In favor

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

**R4338A-21 – Andrew J Timm/Alan & Virginia Timm Trust Property:** Create a new 1.45 ac building site from part of PIN 010-0615-1914-000 (34.94 ac) along **Willing Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Andrew Timm presented himself as the petitioner for this rezone. He is looking to build a new home down the road from his existing residency.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Foelker asked the petitioner why this building site was picked. Supervisor Foelker thought it is a pretty wet site. The petitioner said, it was chosen because of the natural property line, and existing property line and is away from neighbors.

**STAFF:** Given by Zangl in the file. Zangl asked about the septic. The petitioner said a soil test passed in the NW corner of the proposed lot.

**TOWN:** In favor

**R4342A-21 – Daniel & Erin McMahon:** Create a 2.17-ac building site (Lot 1), a 1.85-ac building site (Lot 2) and a 2.2-ac building site (Lot 3) on **Springer Rd** in the Town of Waterloo from part of PIN 030-0813-2612-001 (9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel McMahon (919 Reed Street) presented himself as the petitioner for this rezone. He is looking to create 3 residential lots and leave lot 4 as A-1 land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4345A-21 – Richard Gimler:** Create a 1.1-ac lot around the home at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Gimler presented himself as the petitioner for this rezone. Gimler said he is looking to split the existing house from the farm. He said the home was originally a duplex and he is also asking for a conditional use to allow the home to stay a duplex after the home is split off.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**COMMENTS NEITHER IN FAVOR OR OPPOSED:**

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl explained the that conditional use is to bring the property in compliance after the rezone. Zangl asked the age of the home? Gimler said the home is 75-80 years old. Zangl asked how many bedrooms? Gimler said there are two upstairs and two downstairs. Zangl said the septic location should be marked on the final CSM if approved by the committee.

**TOWN:** In favor

## CONDITIONAL USE PERMIT APPLICATION

**CU2082-21 – Richard Gimler:** Conditional use to sanction a duplex at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in a proposed A-3 zone, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Gimler presented himself as the petitioner for this conditional use. \*See R4345A-21

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None

**STAFF:** Given by Zangl in the file. \*See R4345A-21

**TOWN:** In favor

**CU2083-21 – John L Walsh:** Conditional use to allow an addition to an existing detached accessory structure resulting in an extensive on-site storage structure in a Residential R-2 zone. The site is at **N6112 Grey Fox Trail**, Town of Concord, on PIN 006-0716-1534-003 (5.23 Ac).

**PETITIONER:** John Walsh (N6125 Grey Fox Trail) presented himself as the petitioner for this conditional use. He is looking to make an addition on an existing outbuilding and it requires a conditional use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked the height of the building? Walsh said it would be 13ft. Zangl asked if any bathrooms or business would take place at the proposed building? Walsh said no. Walsh said it would be for personal storage and use.

**TOWN:** In favor

(The following two petitions were originally presented in public hearing on December 17, 2020)

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4288A-20 – Dianne Owens & Paul Elliot:** Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dianne Owens and Paul Elliot (N7040 Saucer Drive) presented themselves as the petitioners for this rezone. The petitioners talked to neighbors and most have redacted their signatures opposing the petition. They said they have an online petition supporting the conditional use and have support from Watertown businesses. They said they will only be using local businesses which will help the local economy. They also said they got a driveway permit from the town of Farmington. They said the new parking would be able to hold 40-50 guests which is what they are looking for.

They also explained that local dump trucks are doing more damage to the road than the traffic from their proposed events.

**COMMENTS IN FAVOR:** Janet Sayre Hoeft (W5543 Frankie Lane) spoke in favor of the petition. She said that the proposal follows Jefferson County's Ordinances and Comprehensive Plan. She said they are not taking away from farmland, no new buildings are being built and town has a liquor license available. She said it would bring in revenue and be a positive aspect for Jefferson County.

-Sherri- Miller (1001 Marie Lane) spoke in favor of the petition. She said it would raise revenue and supports the petition.

-Garret Miller (1001 Marie Lane) spoke in favor of the petition.

-Mickey Gable (1476 Pleasant Street) spoke in favor of the petition.

**COMMENTS OPPOSED:** Timothy Mueller (1411 Wedgewood Drive) spoke in opposition of the petition. He said the proposed business would be negative to the country setting and that the lot is too small to hold events. He also said the liquor license is absurd and could create problems for drivers driving home. He also said the events are in close proximity to neighbors and said they are constantly working on the house. Mueller asked if the next owners could run an operation similar or bigger without approvals? He also asked the committee to review the previous opposition letters sent.

-Chris Mueller (W2844 River Ridge Lane) spoke in opposition of the petition. He said it is not an event hall, it is a primary residence. He also asked the committee to re-look at the letters sent in opposing the proposition. He also said there is not enough land for the proposed operation. He would like to see the rural character of Jefferson County preserved.

**REBUTTAL:** Dianne Owens and Paul Elliot (N7040 Saucer Drive) said the property next door is a rental. Owens said she talked to the renter and they had no problems. Owens said they had a birthday party at the home and the neighbors had no interruptions or noise complaints. The petitioners said they are working on the house because it was never finished and it is their home still. Elliot said the driveway will be clearly separated and defined with plantings and boulders to prevent trespassers on the neighboring lot. The petitioners said it will not depreciate value of surrounding land/homes, no live bands will be there and it will not change the landscape of Jefferson County.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl explained that new owners would have to apply for a conditional use if the proposition changed in any way from the original approved conditional use. Zangl also asked how the rezone and conditional use fit into Ag-tourism? The petitioners said it will support local agricultural operations and they will be hiring local businesses for their venues.

**TOWN:** In favor. Revised

## **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2058-20 – Dianne Owens & Paul Elliot:** Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dianne Owens and Paul Elliot (N7040 Saucer Drive) presented themselves as the petitioners for this conditional use. \*See R4288A-20\*

**COMMENTS IN FAVOR:** \*See R4288A-20\*

**COMMENTS OPPOSED:** \*See R4288A-20\*

**REBUTTAL:** \*See R4288A-20\*

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. \*See R4288A-20\*

**TOWN:** In favor

**Supervisor Foelker moved to adjourn at 7:51 p.m., and was seconded by Supervisor Nass. 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](http://www.jeffersoncountywi.gov)