

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 21, 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:

October 21, 2021 at 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 7:00 p.m.
- 2. Roll Call**
All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Elsner 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 October 21, 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-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4357A-21 – Fred & Karah Pugh: Rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Karah Pugh (N8535 Hustisford Rd, Watertown, WI) presented herself as the petitioner for this rezone. The request is to move her husband’s business (Badgerland Commercial Roofing) to the site. There is an existing shed on-site and a proposed shed with office to be built. There will be no public to the site, no signs, and no soliciting. They may put up a fence along the neighbor’s lot line for decoration/privacy. There will be standard lighting on the pole shed. Employees will report directly to the job site, and not this site. The only people on-site at the proposed A-2 location will be Fred and Karah Pugh and a salesman. Equipment to be stored on the site includes a sky track, dump truck, trailer, fan, and 2 trucks. There will be no storage of materials on-site. There is an existing driveway and they will not be impacting the ag land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor with the condition of no outdoor storage and no lighted signage.

CONDITIONAL USE PERMIT APPLICATION

CU2093-21 – Fred & Karah Pugh: Conditional use to allow storage of contractor’s equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Karah Pugh (N8535 Hustisford Rd, Watertown, WI) presented herself as the petitioner for this rezone. The request is to move her husband’s business (Badgerland Commercial Roofing) to the site. There is an existing shed on-site and a proposed shed with office to be built. There will be no public to the site, no signs, and no soliciting. They may put up a fence along the neighbor’s lot line for decoration/privacy. There will be standard lighting on the pole shed. Employees will report directly to the job site, and not this site. The only people on-site at the proposed A-2 location will be Fred and Karah Pugh and a salesman. Equipment to be stored on the site includes a sky track, dump truck, trailer, fan, and 2 trucks. There will be no storage of materials on-site. There is an existing driveway and they will not be impacting the ag land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. There will most likely be a bathroom in the proposed structure on-site.

TOWN: In favor with the condition of no outdoor storage and no lighted signage.

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

R4358A-21 – Anita & Duane Bennett: Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: **After conversations with Zangl and Chairman Jaeckel, Bennetts made the decision to withdraw their rezone petition**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

CU2094 -21 – Anita & Duane Bennett: Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: **After conversations with Zangl and Chairman Jaeckel, Bennetts made the decision to withdraw their rezone petition, therefore making their conditional use petition also null and void**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

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

R4359A-21 – Erich Wollin: Rezone to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Erich Wollin (N7156 County Road Q, Johnson Creek, WI) presented himself as the petitioner for this rezone. The request is to separate the existing house and buildings from the rest of the 160-acre farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anita Bennett (N9045 County Road Q, Watertown, WI) spoke in favor of the petition.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. The house was built in 1900 and there will be access for the remaining A-1 land. The silo on the property was removed and they will be moving one grain bin, so there will be only one grain bin left on the property. The last bin will be removed within the next 6 months.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2095-21 – Matthew J Heine: Allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Heine (N7971 County Road N, Johnson Creek, WI) presented himself as the petitioner for this conditional use. The request is to replace the existing one car garage with a three car garage that will be 32'x36' and 16 in height to the peak.

COMMENTS IN FAVOR: Rich Ulrich (301 Prairie Ave, Lake Mills, WI) and Leroy Nell (N7944 County Road N, Johnson Creek, WI) both spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. It was confirmed that the size will be 32'x36' with 10' walls and 15'4" to the peak. The garage will house personal vehicles. There will be no bathroom and the garage will be heated and insulated, and will shingled and sided to match the house.

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:26 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

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

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