

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, January 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:

You are invited to a Zoom meeting.
When: Jan 21, 2021 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:
<https://zoom.us/meeting/register/tJlpcOCgpi0tGdIxMNit7BLdWkp4d6z-TZul>

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 7:00p.m.

2. Roll Call

Chairman Jaeckel introduced committee members. All committee members present at 7:00 p.m except Supervisor Blaine Poulson. Also present were Brett Scherer, Matt Zangl, and Caitlin McAleavey of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

Zoning Director Matt Zangl verified that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Chairman Jaeckel and seconded by Vice Chair Steve Nass 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

Scherer read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on January 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-T, AGRICULTURAL TRANSITION AND A-2, AGRICULTURAL AND RURAL BUSINESS TO R-2, RESIDENTIAL-UNSEWERED OR A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4289A-21 Kemmeter's Properties LLC: Create an approximate 1-acre R-2 or A-3 zone around the existing home and buildings from an A-T & A-2 zone at **W5051 US Highway 18** in the Town of Jefferson from part of PIN 014-0614-1212-000 (37.826 Ac). This is in accordance with Sec. 11.04(f)2 and 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Higgs (Surveyor, Combs & Associates) and Chris Sukow (Owner) and Russell Sukow (Son) presented themselves as the petitioners for this rezone. They are looking to separate the house and small garage from the agricultural land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked what year was the original house built? Petitioners responded in the 1800s.

TOWN: In favor.

FROM A-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4290A-21 K&V Farms LLC: Create an approximate 2.6-acre A-3 zone around the existing barn from an A-T zone at **N4283 County Road Y** in the Town of Jefferson from part of PIN 014-0614-1242-000 (39.537 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Higgs (Surveyor, Combs & Associates) and Chris Sukow (Owner) presented themselves as the petitioners for this rezone. They are looking to separate a parcel of land from their agricultural land to eventually build a single family house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Committee member stated that if a new house were to be built on the parcel, modern setbacks must be used. Petitioners agreed.

STAFF: Given by Scherer and in the file. Scherer asked for clarification on if owners plan to build a house on newly rezoned parcel. Owners stated they would eventually like to build a house on the site. Zangl asked if the owners knew when they'd like to build a house on the site and owners stated they did not at the moment. Zangl asked when the former house was removed from site. Petitioners estimated 35 years ago, before the year 2000. The original house was built in the mid-1800s.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4294A-21 - Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.7-acre A-2 zone around the existing buildings from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Glenn Strike presented himself as the petitioner for this rezone. He is looking to separate the buildings and small parcel from the agricultural land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked what kind of business is currently on the property. Petitioner answered no business, just a barn there. Nass questioned why it would be rezoned to A-2 and not A-3 seeing as there won't be a business conducted on the property? Zangl responded that surveyor John Kannard recommended A-2 instead of A-3. Committee member responded they would follow up with Kannard.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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

R4295A-21 - Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.0-acre A-3 zone around the existing home from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Glenn Strike presented himself as the petitioner for this rezone. He is looking to separate the house and from the agricultural land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Scherer and in the file. Scherer asked when the original house was built. Petitioner responded the house was built sometime in the 1800s.

TOWN: In favor.

R4291A-21 - Robert M Klein/Linda M Gryczewski: Create a 1.8-acre A-3 zone around the existing home and buildings from an A-1 zone at **N1138 Fremont Rd** in the Town of Cold Spring from part of PIN 004-0515-2123-001 (30.00 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Robert Klein represented himself as the petitioner for this rezone. He wishes to parcel off the existing home from the agricultural land.

COMMENTS IN FAVOR: Linda M Gryczewski (sister of Robert Klein, W381 Cty Rd BC, Delavan, WI) spoke in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked when the original house was built. Petitioner responded the house was built sometime in the late 1800s.

TOWN: In favor.

R4292A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 1) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Johnston presented himself as the petitioner of this rezone. He is looking to create two 2-acre parcels where an existing manure pit was located.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4293A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 2) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Same as (and combined with) rezone above.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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 represented themselves as petitioners for this rezone with the intention of rezoning their property to accommodate a rural business.

COMMENTS IN FAVOR: Dianne Owens (N7040 Saucer Drive, Town of Farmington, WI) spoke in favor of this rezone.

COMMENTS OPPOSED: Timothy Mueller Sr (1411 Wedgewood Drive, Watertown, WI) who owns all the land surrounding the property was concerned with the potential for increased noise and use of the shared driveway, the rural business obtaining a liquor license, and his property values going down as a result of the potential business.

Dave Staude (W3112 Ranch Road, Watertown, WI) presented concerns with the septic system if the property were to host large gatherings, where the expanded septic system would be located, and the order the petitioners applied for this rezone.

Tom Benz (N7569 Little Coffee Road, Watertown, WI) was concerned with the rezoning application, and the lack of neighborhood input in the process.

Chris Mueller (W2844 River Ridge Lane, Watertown, WI, and property owner of N7036 Saucer Drive, Watertown, WI) presented concerns with property values dropping on neighboring rural residential lots he owns, and undue burden in up keep of the shared easement.

Timothy Mueller Jr (N7063 Saucer Drive, Watertown, WI) presented concerns with the potential business obtaining a liquor license, the parking situation on the shared driveway, and increased traffic on the shared driveway.

REBUTTAL:

Petitioner Dianne Owens rebutted that neighbors always knew the intentions for the property, and that she was under the assumption she needed to own the property before it could be rezoned.

Paul Elliott rebutted he has completed maintenance on the shared driveway, and the septic system has been approved for 75 people which is more than they intend to host. Lighting will only be on during events, and the Farmington Board provided support for the business. Sound would be limited because all events would be indoor.

Owens provided additional details on the events they intend to host.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked what style of events would the business host? Elliot stated weddings, small birthday and retirement parties, and capping all events to 50 people. Scherer asked for clarification on size range they intend to host and Owens stated no more than 50 people. Scherer asked if any new structures would be built. Owens responded no new structures would be built. Zangl clarified to the committee that no evidence was found that stated the land was restricted to only residential use when it was originally zoned when built. Zangl provided explanation for the previous public hearing notices not being mailed to all parties involved.

TOWN: In favor.

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 presented themselves as petitioners for this conditional use with the intention of having an agricultural tourism-banquet hall, conference center and event facility at their residence.

COMMENTS IN FAVOR: No additional comments from Elliott or Owens that differ from rezone request above. Several letters were received by the Planning and Zoning Committee from local citizens stating they were in favor of the rezone and conditional use. These letters are included in the file.

COMMENTS OPPOSED: Timothy Mueller Jr. restated safety concerns with the business obtaining a liquor license. Tom Benz also stated concerns with traffic and the liquor license. Timothy Mueller Sr. stated he is against the approval of this conditional use. Chris Mueller stated concerns on the proximity of the business to a residential area. The Planning and Zoning Committee received signed letters in opposition of this rezone and conditional use. These letters are included in the file.

REBUTTAL: Elliott rebutted that there are bars and other alcohol serving establishments within three miles of the property. Elliott provided details on the clientele they plan to host events for.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CU2059-21 - Brian and Trina Buth: Conditional use to allow for an extensive on-site parking structure at **W9627 Bridge St** in a Community zone in the Town of Lake Mills on PIN 018-0713-1923-015 (0.94 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Susan Casey (contractor for project, W7937 US Hwy 12, Fort Atkinson, WI) presented herself on behalf of the petitioners who aim to add on to their existing standalone garage for additional storage and parking space.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Willie Armstrong (N5929 County Road O, Waterloo, WI) opposed this expansion as he believes it would devalue his property, remove his view, and further negatively impact his orchard due to increased runoff. Terry Armstrong (4249 Sunset Ridge, Cottage Grove, WI) seconded that the runoff from the current garage is degrading his father's orchard due to the increased water flow.

REBUTTAL: Casey stated the new addition would be in the front of the house, and the view is currently already blocked by a temporary structure. The purpose of the garage addition is to permanently house what is in the temporary structure.

QUESTIONS FROM COMMITTEE: Committee member asked if there is going to be any outside storage after this is constructed. Casey responded no, everything will be house inside the new addition.

STAFF: Scherer asked what will be the final square footage of the proposed new structure? Casey stated the addition itself would be 1092 square feet, bringing the total garage to 1690 square feet. Scherer asked what the height of the addition would be? Casey responded the height at the peak would be 16 feet. Scherer asked what the property owner's intention of this addition would be and Casey responded for personal storage. Scherer asked if there would be any bathrooms created with this addition. Casey stated no. Scherer asked what the lighting situation will be for the proposed new structure. Casey stated there would be lighting on the front of the garage, away from the Opposer's house.

TOWN: In favor.