

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, February 18, 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: February 18, 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 Supervisor Jaeckel at 7:00 p.m.
2. **Roll Call**
Committee members present included Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow. Staff members present were Deb Magritz, Caitlin McAleavey and Brett Scherer. Guests present and signing in were Brandon Butler, Michael Huebner, Judith Foelker, Paul Foelker, Grace Foelker, Donald Foltz, Scott Seavert, Steve Sleaver, Dean Anderson, Durelle Chopp, John Ader, Tony McClintock, Sarah McClintock, Sue Anderson, Christine Sukow and Dan Higgs. Guests attending via Zoom were Jeremy Jones, Brad H. and Danielle Thompson.
3. **Certification of Compliance with Open Meetings Law**
Scherer verified that the meeting was being held in compliance with Open Meetings Law.
4. **Approval of Agenda**
Motion by Supervisors Nass/Foelker to approve the agenda as presented.
5. **Explanation of Public Hearing Process by Committee Chair**
Chairman Jaeckel explained the evening's proceeding.
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 February 18, 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 findings 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 BUSINESS TO NATURAL RESOURCE

R4296A-21 – Autumn Ridge Subdivision Homeowners Association Inc: Rezone 0.107 acre of PIN 012-0816-2812-030 (0.107 ac) to add it to adjoining Natural Resource zoned property. The site is in the Town of Ixonia near Oak Dr. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeremy Jones, Pixel Property Management spoke for the petition. He stated that the homeowners association had to purchase a small piece of land that was their walking path.

COMMENTS IN FAVOR: Durrelle Chopp, W144 Vista Drive, Oconomowoc owns that small piece of land being rezoned and wants to sell it to the Homeowners Association.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that a certified survey map is being done to fix an illegal land transfer and get the walking path on the homeowners association property.

TOWN: Approved 1/11/2021.

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

R4297A-21 – Grace Foelker/P & J Foelker Trust Property: Rezone 1.3 acres for an A-2 zone around the existing barn at W3520 Lower Hebron Rd, Town of Hebron, from part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Grace Foelker, W3520 Lower Hebron Road spoke for the petition. They wish to change an existing barn to an event center. The barn has already been modified for private use; it has 50 parking stalls available.

COMMENTS IN FAVOR: Judy Foelker and Paul Foelker, owners of the P & J Foelker Trust property spoke in favor of the petition.

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer asked the hours of operation, to which Grace Foelker replied 11 a.m. to 12 a.m.; Scherer asked if there would be a new driveway leading to the barn, and Foelker replied that there would be, with a new address for the barn. She added upon questioning that the drive to the barn is lit, and lights will be added. The facility will have portable toilets, and the operation will have 2-3 employees.

TOWN: Approved 1/11/21

CU2065-21 – Grace Foelker/P&J Foelker Trust Property: Conditional use for an existing barn to be used as a conference center/banquet hall/event facility. The site is at W3520 Lower Hebron Rd in the Town of Hebron, part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Rezoning R4297A-21 and CU2065-21 were explained together.

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

R4298A-21 – Dean & Susan Andersen: Rezone to create a 2-acre building site from part of PIN 002-0714-1143-000 (27.762 ac) near N6504 County Road N in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Susan Anderson of N6504 County Road N spoke for this petition. They are asking for this lot so their daughter and son-in-law can build a house and small shed nearby.

COMMENTS IN FAVOR: Jess Olszewski, the daughter who wishes to build the house, was in favor of the rezoning.

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that 3 non-prime or 1 prime ag land lot was available on this property. There had also been a previously created farm consolidation lot.

TOWN: Approved on 1/13/2021

R4299A-21 – K&V Farms LLC: Create a 2-acre lot around the home and buildings at N5002 Dewey Rd, Town of Aztalan, from part of PINs 002-0714-3642-000 (40 ac) and 002-0714-3643-000 (39.606 ac.) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Higgs of Combs and Associates, of 228 West Main Street, Cambridge explained that the owners would like to cut the building off of the farm.

COMMENTS IN FAVOR: Chris Sukow, 811 East Racine Street, Jefferson spoke in favor of the petition.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer asked when the house was built; Sukow said early 1900s.

TOWN: Approved 12/9/2020

R4300A-21 – Brandon Butler/Randall & Lori Wegner Property: Create a 1-ac building site (Lot 1) and a 1.28-ac building site (Lot 2) from part of PIN 006-0716-1632-000 (25.98 ac) in the Town of Concord. near W1630 County Road B. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brandon Butler of W1630 County Road B, Sullivan spoke for the petition. He said they want to create two building sites, and he and his wife would be owners of one. He introduced Mike Huebner, and said that Huebner and his wife would be owners of the other lot.

COMMENTS IN FAVOR: Mike Huebner, 1021 Lutheran Street, Watertown spoke in favor of the petition.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that Lot 1 must have 66-foot of access onto County Road B, even if they choose to use the existing driveway. He said that the Highway Department would be in favor of an access point across from Pioneer rather than near the existing driveway to the east.

TOWN: Approved 1/13/2021

R4301A-21 – Don Foltz: Rezone 2 acres of PIN 016-0514-2023-000 (20.407 ac) for a new building site near W6855 Whitetail Ln in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Don Foltz, W6855 Whitetail Lane, Fort Atkinson spoke for the petition. He requested a split for his son to build a home.

COMMENTS IN FAVOR: Paul Foltz, N1236 Groeler Lane spoke in favor. He is the son who would like to build there.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer reported that the area for the lot is 75% non-prime, 25% prime. Though contacted, there was no response from the DOT.

TOWN: Approved 1/13/2021

R4302A-21 – ABC Acres Inc: Create a 1-ac lot around the home at W3477 Lower Hebron Rd from part of PIN 010-0515-1042-000 (20.218 ac), Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Grace Foelker, W3520 Lower Hebron Road spoke for the petition. This would be a farm consolidation of 1 acre.

COMMENTS IN FAVOR: Paul Foelker spoke in favor of the petition.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer asked the petitioner some questions, and learned that the home was built in 1912, will be at least 20-feet from side and rear lot lines of the proposal, and that the septic tank is between the house and garage and the septic field goes out toward the farm field.

TOWN: Approved 12/14/2020

R4303A-21 – Rick Seavert/Ronald Seavert Trust Property: Create a 4-ac building site on Mode Ln from part of PIN 022-0613-3532-000 (45.401 ac) in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Scott Seavert of N2592 Mode Lane, Fort Atkinson spoke for the petition. They are requesting a lot for his sister. There are limitations to usable acreage, and they worked with the Town to get to this proposal.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that the lot area is 75% non-prime.

TOWN: Approved on 12/15/2020

R4304A-21 – John Ader-Hillcrest Builders/Highland Ridge Estates LLC Property: Create a 2.00877-ac building site on Hillside Dr from part of PIN 006-0716-0714-000 (37.27 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tony McClintock of N6735 Hillside Drive, Watertown spoke for the petition. They want to create a 2-acre building site.

COMMENTS IN FAVOR: Sarah McClintock, N6735 Hillside Drive was also in favor.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that the site is 50.72% prime agricultural soils.

TOWN: Approved 1/13/2020

CONDITIONAL USE PERMIT APPLICATION

CU2066-21 – Tony & Sarah McClintock/Highland Ridge Estates LLC Property: Conditional use for continuation of a commercial stable at N6735 Hillside Dr, Town of Concord, on PIN 006-0716-0714-000 (37.27 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Sarah McClintock of N6735 Hillside Drive, Watertown spoke for the petition. She explained that this is a horse stable established in 2004.

COMMENTS IN FAVOR: Tony McClintock of N6735 Hillside Drive, Watertown was also in favor.

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer explained that this is for continued use of the stable. After questioning by Scherer, the applicant said that hours of operation would be 8:30 a.m. to 7:30 p.m. during the week, and 9:00 a.m. to 4:00 p.m. on the weekend. They would have 25-30 horses at the most, and propose no outdoor lighting.

TOWN: Approved 1/13/2021

FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4305A-21 – Scott & Connie Mastro: Create a 4-ac building site on Tamarack Rd from part of 024-0516-2711-002 (36.740 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Scott Mastro of 2411 Ivy Run Court, Katy, TX spoke for the petition. He would like to create a 4-acre lot near N840 Tamarack.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer noted that this is in the 15-year growth area, and is currently crop and pasture land. Lots previously approved will be null and void.

TOWN: Approved 1/11/2021

CONDITIONAL USE PERMIT APPLICATION

CU2061-20 – Steve & Dawn Sleaver: Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Sleaver of N3555 County Road N, Jefferson spoke for the petition. This carport would be for storage of cars and tractors.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

QUESTIONS FROM THE COMMITTEE: None

STAFF REPORT: Scherer asked if there would be bathrooms or business use. The petitioner responded that there would not be.

TOWN: Approved 11/5/2020

Motion by Supervisors Nass/Poulson to adjourn the meeting. Motion carried and the meeting adjourned at 7:35 p.m.