

**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, September 16, 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: September 16, 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 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 Thursday, September 16, 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 AGRICULTURAL A-1 TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property:** Rezone 0.482 ac of PIN 006-0716-1644-000 (36.95 Ac) to enlarge an existing A-2 zone at **N6189 County Rd F**, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Donald Popp (308 N Maple Terrace, Oconomowoc, WI) presented himself as the petitioner for this rezone. The request to rezone from A-1 to A-2 is to enlarge an already existing A-2 zone to possibly put up another building and store non-farm equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Diane Malone (N6190 County Road F, Sullivan, WI) spoke in opposition of the petition. Malone questioned what kind of business was there and if it was for storage of cars and boats? Karen Gartzke (W1363 County Road B, Sullivan, WI) also spoke in opposition of the petition. Gartzke wanted confirmation that the intended use would not be for the housing of dogs and noted that there were 50 kennels out back.

**REBUTTAL:** Popp explained the request was only to increase the area for another building to continue storage of boats like it's been for the past 21 years.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU2075-21 – Donald Popp/Hickory Wood Ranch LLC Property:** Conditional use for storage of non-farm equipment in a proposed A-2 zone at **N6189 County Rd F**, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Donald Popp (308 N Maple Terrace, Oconomowoc, WI) presented himself as the petitioner for this conditional use. The request is to possibly put up another building and store non-farm equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there would be any bathrooms in the proposed building or any outdoor lighting for the proposed building. There are no proposed bathrooms and there will just be an overhead light above the large door. Zangl asked for clarification on if there would be a vet or kennel run on the property, and it was explained that the renter purchased cages but now they are just stored behind the shed and not currently being used.

**TOWN:** In favor.

### **FROM A-3, AG/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R4348A-21 – Scott Jilek:** Rezone 0.421 ac of PIN 016-0514-1513-004 (35 Ac) at **N1538 County Rd K** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Amanda Collins (N2360 Kruetz Rd, Fort Atkinson, WI) presented herself on behalf of the petitioner for this rezone. The intent of the rezone is to build a home and have a small A-2 zone for storage of contactor's equipment in a pole shed.

**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 timeline of building the house. The pole shed will be put up in the spring and the house will follow as they need a place to move the equipment before selling their current home. It will not be a stand-alone business. Zangl also asked about the size of the proposed pole shed and if there will be any proposed bathrooms. The pole shed will be 40' x 60' and there will be 1 office and 1 bathroom in the shed. Zangl also asked days of operation. Business operations will take place on some Saturdays, and no Sundays and March through November.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATION**

**CU2085-21 – Scott Jilek & Amanda Collins:** Conditional use for a concrete contractor business in a proposed A-2 zone at **N1538 County Rd K**, Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Amanda Collins (N2360 Kruetz Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. There will be no public to the site. There will be 3-4 employees that come to the site, and they will come in the morning, go to the job site, then come back in the afternoon. The lot is also in a heavily wooded area.

**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 that they follow the outdoor lighting ordinance.

#### **FROM A-3, AG/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R4349A-21 – Ryan Rittenhouse:** Rezone a 1-ac A-3 lot adjacent to **W8743 Danielson Rd** to A-2. The site is in the Town of Sumner, on PIN 028-0513-0921-002 (1 Ac). This is in accordance with Sec 11.4(f)7 of the Jefferson County Zoning Ordinance.

*\*Petitioner was not present for Public Hearing\**

**PETITIONER:** N/A

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** N/A

## CONDITIONAL USE PERMIT APPLICATION

**CU2086-21 – Ryan Rittenhouse:** Conditional use for a plumbing/sewer and drain company business storage and shop near **W8743 Danielson Rd** in the Town of Sumner on PIN 028-0513-0921-001 (1 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

*\*Petitioner was not present for Public Hearing\**

**PETITIONER:** N/A

**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 R4350A-21 – Kimberly & Richard Heine:** Create a 1-ac lot at the intersection of **Bakertown and North Helenville Rd** in the Town of Farmington from part of PIN 008-0715-3522-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kimberly Heine (N5214 N Helenville Rd, Helenville, WI) presented herself as the petitioner for this rezone. The request is to break off a split for their son to build a house to later take over the farm.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about access for the remaining A-1? There will be access from a driveway off Bakertown Rd.

**TOWN:** In favor.

**R4351A-21 – Katzman Farm Inc:** Create a 3-ac farm consolidation lot at **N3021 Schmidt Rd**, and 2.5-ac and 3.5-ac building sites adjoining from part of PINs 010-0615-2823-000 (17 ac) and 010-0615-2914-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for this rezone. The request is for an A-3 farm consolidation around the existing home and buildings, and for two non-prime lots.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Dale Kutz (N3063 Schmidt Rd, Jefferson, WI) spoke in opposition of this petition. Kutz questioned if the intent was for an ag building or for selling off the lots.

**REBUTTAL:** Gross explained the intent was for the son to build on the flag shaped lot and to sell off the other lot for rural residential use.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the existing house was built and if there will be access for the remaining A-1 land. The house was built in the 1950's and there will be access for remaining A-1.

**TOWN:** In favor of all proposed lots.

**R4352A-21 – Garry Schmidt/Schmidt Family Ag Farm LLC:** Create a 1.03-ac lot on **State Rd 106** in the Town of Hebron from part of PIN 010-0615-3544-000 (33.288 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Garry Schmidt (281 Parkside Dr, Whitewater, WI) presented himself as the petitioner for this rezone. The request is to rezone to A-3 in the furthest southwest corner of the property to build on in order to turn the site into a residential site instead of just storage.

**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 access from State Road 106 and also access for the remaining A-1 land. There is a permit from WI DOT for access off of State Road 106 and there is access for farm equipment and an easement on the east side off of 106 for the remaining A-1.

**TOWN:** In favor.

**R4353A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Create a 1.61-ac farm consolidation lot around the home at **N8658 River Valley Rd**, Town of Ixonia from part of PIN 012-0816-1541-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to split off the existing home to sell off the farm.

**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 and it was built in 2000.

**TOWN:** In favor.

**R4354A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Create a 1.36-ac new building site on **River Valley Rd** from part of PIN 012-0816-1541-000 (40 Ac) in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to create a buildable lot on the hillside. The proposed lot is squared off on the corner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about keeping this lot together with the proposed natural resources lot, and that is the proposed plan for the lots.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

**R4355A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Rezone 8.64 ac of PIN 012-0816-1541-000 (40 Ac) on **River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to create a natural resource lot from land that has never been farmed and is covered in trees.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

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

**R4356A-21 – Randy & Nancy Vail/Steven & Barbara Bendall Trust Property:** Create a 1-ac building site near **N8041County Rd Y**, Town of Watertown, from part of PIN 032-0815-3012-000 (64.543 Ac.) This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Randy Vail (N6767 Shorewood Hills Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. The request is to rezone to create a lot to build a permanent residence.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl noted the Town's recommendation but also clarified that the property does have the availability to allow for 2, 1-acre splits.

**TOWN:** In favor with the condition that consideration should be given cancelling the 2006 NE corner request of land split.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU2087-21 – Jessica & Brian Heinz:** Conditional use to allow storage of contractor's equipment for tree removal/trimming in an existing A-2 zone at **N2311 Frommader Rd**, Town of Hebron. A 2,560 square foot shop is being proposed on PIN 010-0515-0124-003 (35.341 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jessica Heinz (N2313 Frommader Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. The request is to build a pole shed for a tree trimming and removal business. The shed will be used for just storage with an office in another shed. The pole shed will have a concrete floor.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. It was confirmed that the request is to build another building. There will be 6 employees and generally the public will not come to the site. The hours of operation will be regular business hours of 7a-4/5p and not much work for weekends. There may be equipment brought out and dropped off on weekends. The material will be wood/brush trees and potentially some storage of wood. There will be a slab for storage of wood that is away from the road behind the buildings on the north end of the property in the field. Wood will be cut in the existing building.

**TOWN:** In favor.

**CU2088-21 – Old World Investments LLC:** Conditional use for an extensive on-site storage structure in a Community zone, Town of Ixonia, on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Robert Yuhas (3316 N Wisconsin St, Racine, WI) presented himself as the petitioner for this conditional use. The request is for a proposed multi-family unit and commercial use. There will also be storage for owner and tenants. The footprint of the existing building will be used.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. There will be 4 residential units on the upper and 2 business units on the lower portion. There is no specific type of businesses yet to fill the spaces. It was confirmed that all setbacks will be met and no variance will be required. The hours of operation will be 8a-9p from Monday through Sunday.

**TOWN:** In favor contingent on the storage space is only for tenant and property owner use.

**CU2089-21 – Old World Investments LLC:** Conditional use for a 4-unit multiple dwelling unit structure with 2 commercial tenant spaces at **N7970 Ski Slide Rd** in a Community zone. The site is in the Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Robert Yuhas (3316 N Wisconsin St, Racine, WI) presented himself as the petitioner for this conditional use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. There will be 4 residential units on the upper and 2 business units on the lower portion. There is no specific type of businesses yet to fill the spaces. It was confirmed that all setbacks will be met and no variance will be required. The hours of operation will be 8a-9p from Monday through Sunday.

**TOWN:** In favor contingent on the commercial spaces be limited to no 24-hour occupancy.

**CU2091-21 – David P Witte:** Conditional use for an extensive on-site storage structure, 1,536 sq ft and 20’ 8” in height at **N853 Long Dr** in the Town of Koshkonong. The site is on PIN 016-0513-2511-021 (1.958 Ac) in a Residential R-2 zone. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Witte (N853 Long Dr, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to allow for a larger garage for personal storage. There is a need for 10 foot doors to allow for storage of trailers and tractors.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Give by Zangl and in the file. There will be no bathrooms in the structure and no floor drains. There will be standard residential lighting.

**TOWN:** In favor.

**CU2092 -21 – Israel & Sarah Oceguela:** Conditional use for a third dog in a Residential R-1 zone at **N3909 Jefferson St** in the Town of Sullivan on PIN 026-0616-1724-008 (0.875 Ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Israel Oceguela (N3909 Jefferson St, Sullivan, WI) presented himself as the petitioner for this conditional use. The request is to follow the rules to allow for a third dog, which will be promptly registered.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Give by Zangl and in the file. The breeds of the dogs are Great Dane/Saint Bernard, American Bulldog, and a Great Dane mix. Waste disposal is taken care of by a machine that eats up waste.

**TOWN:** In favor.

**CU2090-21 – Rock Road Companies Inc/Charles & Cathy Naber Property:** Conditional use for extension of a mineral extraction CUP and to include blasting and processing of limestone at **W7201 Vickerman Rd** in the Town of



Koshkonong. The site is part of PIN 016-0514-3121-000 (45 Ac) in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. A permit has previously been issued for the mineral extraction; this is under consideration for an update to that permit.

A Reclamation Plan and permit was renewed on February 16, 2021 which meets the criteria of NR 135 and Jefferson County Ordinance and reviewed by the Jefferson County Land & Water Conservation Department. This Conditional Use Permit request will require an update to the currently approved Reclamation Plan and Permit.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance allows for a public informational hearing regarding the reclamation plan. All reclamation related public testimony shall be considered upon final review of the plan. The plan is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse. Please call the Land & Water Conservation Department at 920-674-7110 or 920-674-7117 to set up an appointment for viewing the plan.

**PETITIONER:** Ryan Spies (PO Box 1818, Janesville, WI) presented himself as the petitioner for this conditional use. The request was to extend the length of time for operation for an existing conditional use and to be able to mine for sand, gravel, and limestone. The operation will be working under the same conditions that it has been the last 10 years.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked about any complaints regarding the operation in the past. There have been no complaints to the knowledge of Spies and Zangl.

**STAFF:** Given by Zangl and in the file. The blasting process was explained in detail. A rec plan has been established with Gerry from Land and Water. There are no issues with notifying the surrounding area owners when blasting will occur and there is a seismograph available for further information regarding the blasting. There is a scale and scale house on-site on a portable trailer and they will wash on-site.

**TOWN:** In favor with a condition to follow all Town ordinances.

**FROM R-2, RESIDENTIAL (UNSEWERED); A-T, AG TRANSITION AND A-1, EXCLUSIVE AG TO R-1, RESIDENTIAL (SEWERED) AND N, NATURAL RESOURCE**

**R4346A-21, R4347A-21 & CU2084-21 – John & Ann Didion:** Create an R-1 zone from PINs 022-0613-0433-000 (33.29 Ac), 022-0613-0434-000 (8.69 Ac) and part of 022-0613-0544-000 (26.718 Ac) that will include a planned unit development. Create an N zone from part of 022-0613-0544-000. The site is in the Town of Oakland near the intersection of **County Rd A and US Hwy 18**. This is in accordance with Sec 11.04(f)1 and 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul VanHenkelum (Cardinal Engineering) spoke on behalf of the petitioner for this rezone. The request is to rezone to create a larger area for growth. VanHenkelum referenced the County's Comprehensive Plan and Farm Preservation Plan with the updates including the proposed area to be developed and the need for housing. This will support a growing population and aging groups. The land is direct towards areas with basic services such as water and sewer, and close to Cambridge, WI. The proposed development will be at the intersection of US Hwy 18 and County Road A, with proposed access off Hwy 18 (when approved by DOT) and secondary access from CR-A. Wetlands will be delineated to protect them.

John Didion (W8961 Ripley Rd, Cambridge, WI) also spoke as petitioner for the rezone. Didion has owned the property for over 20 years and planted trees with the intent of developing the property. Didion also noted that 85% of the Town of Oakland is developed and becoming larger than Cambridge. There are not enough buildable sites.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Don Graf (W8880 US Highway 18, Cambridge, WI) spoke in opposition of the rezone. Graf lives directly across from the proposed subdivision and did not know anything about the proposed development. Rich Drotzer (W9084 US Highway 18, Cambridge, WI) spoke in opposition of the rezone. Drotzer asked questions regarding the development, connection to the sewer, restrictions/covenants for the lots, overall infrastructure maintenance, and the process of sending notice to surrounding landowners. Katie Klein (N4425 County Road A, Cambridge, WI) spoke in opposition of the rezone. Klein asked for confirmation on the number of homes and type of development being proposed. Klein also voice concerns over the infrastructure, wetlands, and drainage for sewer/gutters.

**REBUTTAL:** VanHenkelum addressed the Comprehensive Plan's updated for housing in the County. VanHenkelum also explained that infrastructure is paid for by the developer and then it is dedicated to the Town for maintenance. The wetlands will be delineated then protection plans will be in place. There will be a stormwater retention facility that will settle out solids before going to the wetlands with DNR approval. There is a Developer's Agreement for restrictions and covenants and the Town will participate in review of those. They are agreeing not to develop the land north of Hwy 18 and it will remain agricultural. The sewer has been reviewed to handle the added load.

**QUESTIONS FROM COMMITTEE:** Poulson asked if the land that Didion owns north of Hwy 18 would be set aside for no development. Didion confirmed that is currently his intent.

**STAFF:** Given by Zangl and in the file. Zangl gave further explanation of the 15-year growth area and R-1 zoning, and also the process of how the Zoning Office handles notices for rezones. Zangl also addressed access points and traffic studies. Zangl and Van Henkelum went into further detail about the number and type of housing units being proposed. The preliminary plat for the project will likely be done in June or July of next year. There are no concerns with maintain a 75 ft setback from the wetlands for development. The Lake District is aware of the proposed development and had no concerns.

**TOWN:** In favor.

**Supervisor Poulson moved to adjourn at 8:26 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](http://www.jeffersoncountywi.gov)