

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, November 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: November 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 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 Foelker and seconded by Supervisor Nass 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**
-Elsner read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, November 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 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-3, AGRICULTURAL/RURAL RESIDENTIAL

R4360A-21 – Jeffrey & Rebecca Weber: Create a 1.03-acre farm consolidation lot around the home at **N4614 Paradise Rd.** The site is in the Town of Jefferson, part of PIN 014-0615-0441-000 (40.254 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeffrey & Rebecca Weber (N4614 Paradise Road) presented themselves as the petitioners for this rezone. The petitioners are looking for new home building sites and to create a separate lot around the existing home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the age of the current home on the property. The petitioners said it was built in the 1900s. Elsner also asked where the current septic system is. The petitioners said it is behind the current home on the property.

TOWN: In favor.

R4361A-21 – Jeffrey & Rebecca Weber: Create a 2.25-acre new building lot from part of PIN 014-0615-0441-000 (40.254 Acres) near **N4614 Paradise Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeffrey & Rebecca Weber (N4614 Paradise Road) presented themselves as the petitioners for this rezone. The petitioners are looking for new home building sites and to create a separate lot around the existing home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2096-21 – Randy Dunn: Allow an extensive on-site storage structure of 2,520 square feet and 13.4 feet high in a Residential R-2 zone at **N6299 Jefferson Road.** The site is in the Town of Aztalan on PIN 002-0714-1341-001 (1.13 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Randy Dunn (N6299 Jefferson Road) is looking to build a storage building for his vehicles and storage for his tools.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked if there would be bathrooms in the structure. The petitioner said no bathrooms will be in the building, just electricity. Elsner asked if there would be outdoor lighting and what the peak height would be. The petitioner said there might be some yard lights and that the peak would be 20 feet.

TOWN: In favor.

CU2097-21 – Jeremy & Monica Hepp/Hepp Holdings LLC: Allow an extensive on-site storage structure 2,560 square feet and 22 feet high in a Residential R-2 zone. The site is at **N6255 County Road Q** in the Town of Aztalan on PIN 002-0714-1742-007 (1.683 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Moncia Hepp (N7185 County Road A) presented herself as the petitioner for this conditional use. The petitioner is looking to build a storage structure for vehicles and recreational vehicles.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked if there would be any bathrooms. The petitioner said no.

TOWN: In favor.

CU2098-21 – Joseph D Vlasak Trust: Allow an extensive on-site storage structure that is 1,830 square feet and 19 feet high in a Residential R-2 zone at **N7117 River Park Dr.** The site is in the Town of Farmington on PIN 008-0714-0113-004 (20.803 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Joseph Vlasak (N7117 River Park Drive) presented himself as the petitioner for this conditional use. The petitioner is looking to store their John Deer tractor, 4 wheelers and other equipment. The petitioner also said they have DNR grants for restoring the property and the storage structure would be used to store equipment for the restoration of the property.

COMMENTS IN FAVOR: Jake Vlasak (904 S. 4th Street) spoke in favor of the petition and said the storage is needed on the property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked if there would be any bathrooms? The petitioner said no. Elsner asked if it was all for personal storage. The petitioners said it was all personal items. Elsner asked about outdoor lightning and size of the structure. The petitioner said the building would be 13' x 50' with a peak height of 19 feet. Also, the petitioner said there would maybe be one exterior light.

TOWN: In favor.

CU2099-21 – David & Kourtney Lauer: Allow for keeping of four dogs as household pets in a Residential R-1 zone. The site is at **N3943 Prairie Ridge Ln** in the Town of Sullivan on PIN 026-0616-1723-014 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: David Lauer (N3943 Prairie Ridge Lane) presented himself as the petitioner for this conditional use. The petitioner is looking to have four dogs on the property. The petitioner said that they have $\frac{3}{4}$ of an acre and it is fenced in. The petitioner said they would never have more then four dogs and most of them are older dogs.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked what breed of dogs would be on the property. The petitioner said they are mutts, and some have health problems.

STAFF: Given by Elsner and in the file. Elsner asked about the waste disposal and if any business operations would take place. The petitioner said they pick up the waste and store in a 65-gallon drum for disposal once full. Also, the petitioners said the dogs are personal pets and no business would take place on the property.

TOWN: In favor.

CU2100-21 – Edward & Chrissy Gaggioli: Allow for a residence in an existing Business zone at **N416 Twinkling Star Rd.** The site is in the Town of Koshkonong on PIN 016-0514-3523-001 (2 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Edward Gaggioli (N416 Twinkling Star Road) presented himself as the petitioner for this conditional use. The petitioner said he is dedicated to the property and would like a home on the property

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

The following petition was originally presented in public hearing on December 17, 2020 and again with revisions on August 19, 2021

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

PETITIONER: Dianne Owens & Paul Elliot Presented themselves as the petitioners for this conditional use. The petitioners said they adjusted the plan to better fit Ag-tourism. The petitioners said it would bring tourism to the area from across the country. The new plan included a greenhouse which the petitioners would grow wisteria and sell on the property. The petitioners said there would be no new structures and that the deck would be transformed into the greenhouse for the wisteria. Also, the petitioners said Farmington had a liquor license and they would serve local wine and beer. Paul Elliot also said that Dianne is ordained and could be used for wedding ceremonies since it would be a religious service and fits in Jefferson County's plan.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

-Kevin Horack (W3550 Saucer Drive) spoke in opposition to the conditional use. Horack said there was Facebook post about the petitioner's mailbox being destroyed. Horack said other mailboxes were destroyed too, not just the petitioners.

-Darryl Hoffman (W3847 Emerald Drive) spoke in opposition to the conditional use. Hoffman said he moved to the area for peace and quiet. He also said he does not want to see an increase in traffic. Hoffman also questioned the end time of 10:00pm for events which he thinks is not accurate.

-Laurie Hoffman (W3847 Emerald Drive) spoke in opposition to the conditional use. Hoffman agreed with Darryl Hoffman.

-Timothy Mueller Sr. (1411 Wedgewood Drive) spoke in opposition to the conditional use. Mueller said that the petitioners are trying to sway government officials and they have been denied twice. Mueller also talked about a paper article regarding County Board. Also, Mueller mentioned that legal hunting happens nearby which would be a hazard.

-Bill Illgen (N6744 Saucer Drive) spoke in opposition to the conditional use for his mother. He said his mother owns property to the south of the petitioner's property. He has concerns that there is no way to enforce and monitor that the petitioners are following the rules or conditions. He also said that the petitioners should have checked and researched the property before purchasing.

-Chris Mueller (N736 Saucer Drive) spoke in opposition of the conditional use. Mueller said he wants the conditional denied for reasons heard in past public hearings. He is concerned that the property is too small for the events proposed and that the operation plans have significantly changed. Mueller also has mentioned that the Sherriff has had to be called for parking issues in the past.

-Dave Staude (W3112 Ranch Road) spoke in opposition of the conditional use. Staude said he still concerned with the septic system as he has stated in past public hearings.

-Tim Mueller Jr. (N7036 Saucer Drive) spoke in opposition to the conditional use. Mueller agree with what has been stated already and says there is not enforcement mechanism in place to monitor that rules are followed.

-Tom Benz (N7569 Little Coffee Road) spoke in opposition to the conditional use. Benz agrees with the others in opposition and agrees with the Planning and Zoning Committee's past decisions. Benz says that the proposal does not fit with Jefferson County's plan.

-Linda Casper (W3330 Ranch Road) spoke in opposition to the conditional use. Casper said the previous owner wanted a bed and breakfast but was denied. Casper says this is a liability and could turn into a full business.

-Andy Benz (W3149 Koschnick Road) spoke in opposition to the conditional use. Benz agrees with Bill Illgen and said the petitioners are trying to recover from a bad investment. Benz says the business would take away from the community.

REBUTTAL: The petitioners said that they have a list of supporters and map of where they are located. The petitioners said it is not true that no one supports the proposal. The petitioners also said no road damage would be done and explained how much damage a vehicle does to the roadways. The petitioners also talked about unknown vehicles “spinning” gravel and that their mailbox has been destroyed twice. The petitions said that the rezone has already been approved by County Board and that they changed the plan to better fit Jefferson County Agricultural and Zoning Plans/Ordinances.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner said that they petitioners are trying to

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn at 8:05 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

Minutes prepared by: Brett Scherer

**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 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at www.jeffersoncountywi.gov