

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, Requests for Conditional Use Permits and a Text Amendment to the Jefferson County Zoning Ordinance

DATE: Thursday, December 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: December 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 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**
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, December 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, applications for conditional use permits and a Jefferson County Zoning Ordinance text amendment. 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
R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a 2.444-ac lot around the home at N5049 Inlynd Dr, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.

REBUTTAL: Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. The house was built prior to 1974. Zangl then explained the previous splits from the property and how they were done prior to today's current zoning ordinance. Zangl also briefly explained the land use plan and prime vs. non-prime splits. W

TOWN: In favor.

R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.

REBUTTAL: Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4365A-21 - Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.

REBUTTAL: Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4366A-21 – Derek Kramer: Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Derek Kramer (W3498 Sunshine Rd, Helenville, WI) presented himself as the petitioner for this rezone. The request is to split off a lot from the farm to build a house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land, and Kramer confirmed there is still access.

TOWN: In favor.

R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust: Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tony Pugh (W1008 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to correct issues with lot lines. The current well and a building are over the property line and on the Metzger property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4368A-21 – Jill Strieter: Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jill Strieter (N5640 Hillside Dr, Sullivan, WI) presented herself as the petitioner for this rezone. The request is to cut off 2, 3-acre parcels for home sites.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4369A-21 – Gregory & Katie Stahl: Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Greg Stahl (N3173 Willing Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The request is to create one building site from the 40-acre parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4370A-21 – Joseph Carnes: Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Joe Carnes (N2694 Hardscrabble Rd, Palmyra, WI) presented himself as the petitioner for this rezone. Carnes explained the request is to create a residential building site for his future home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property: Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Butzke with Compass Surveying (N3756 Hickory Rd, Fond du Lac, WI) spoke on behalf of the owner for this petition. Butzke explained that the request is for a farm consolidation due to the buildings being constructed prior to 1975. The lot was created to minimize the total amount of acreage to just encompass the existing buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and if there is access for the remaining A-1 off a public road. The house was built in the 40's and there is access for the remaining A-1. Zangl also explained that if the lot is less than 2 acres that animal units would not be allowed and asked if the petitioner would wish to change the request to 2-acre to accommodate any future wishes for animal units. The petitioner did not wish to increase the requested lot size.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R4372A-21 – Terri Mohr/Robert L Lewein Trust Property: Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Jim Mohr (485 Jefferson St, Waterloo, WI) presented himself as the petitioner for this rezone. Mohr explained that the land is not tillable so he would like to rezone it to a natural resource zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if the proposed lot will be separate and saleable with access off the road or if it will be added to the existing lot. Mohr explained he wants to create this natural resource zone to prevent residential sites being split off.

TOWN: In favor.

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

R4349A-21 – Ryan Rittenhouse: Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Rittenhouse (W8743 Danielson Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Rittenhouse would like to create the A-2 zone to eventually build a shop for his plumbing business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2086-21 – Ryan Rittenhouse: Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Rittenhouse (W8743 Danielson Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Rittenhouse would like to create the A-2 zone to eventually build a shop for his plumbing business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for more information regarding the business. The proposed structure will be used primarily for storage, there will be no customers to the site, and only a couple of deliveries per month. There is currently only 1 other employee besides the owner and there will likely be no more employees. The proposed structure will be approximately 40' x 60' and there will be no bathrooms in the structure and no signs on-site. There will only be exterior lighting on one side of the building.

TOWN: In favor.

CU2101 – Brian Statz: Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this conditional use. Statz explained the request is to use the existing building to expand St. Peter's daycare and use the other side for youth winter sports.

COMMENTS IN FAVOR: Yvonne Duesterhoeft (N4870 County Road D, Helenville, WI) spoke with concerns regarding the lighting on the property and the 55 mile per hour zone on County Road D by the proposed daycare facility.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for more information regarding the business. The business would be a daycare for 10-12 kids, 2 and under and a new sports facility area for local youth teams. The proposed hours of operation would be 7 a.m. – 8 or 9 p.m. There was an existing business in this building but there is nothing being operated there at this time. The previous business is in the process of cleaning up the site. The building has state approval and is up to code with fire exits, etc.

TOWN: In favor.

CU2102-21 – Jerry & Tracy Suber: Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tracy Suber (N7823 French Rd, Johnson Creek, WI) presented herself as the petitioner for this conditional use. The request is for a kennel to allow for 5 dogs on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: Supervisor Nass asked about the breed of the dogs and the process of waste removal. There are 2 American bulldogs, a German Short-Haired Pointer mix, a mutt, and a Yorkie Poo. Waste is disposed of in the garbage every week.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2103-21 – J&K Strauss Trust: Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

Wisconsin Administrative Code Chapter NR 135 requires the public have the opportunity to review non-metallic mining reclamation plans. An amended plan has been submitted for the above noted property. The amended plan is available for review at the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during regular business hours.

PETITIONER: Jody Wolff (N7933 State Road 89, Waterloo, WI) presented herself as the petitioner for this rezone. Wolff explained the request is for expansion of the existing conditional use permit onto Strauss's land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the duration of the proposed conditional use. Wolff requested that the conditional use be approved for the full 10 years.

TOWN: In favor.

TEXT AMENDMENT TO THE JEFFERSON COUNTY ZONING ORDINANCE

R4373T-21 – Jefferson County: 2021 Update to the Jefferson County Zoning Ordinance.

PETITIONER: N/A

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Supervisor Anita Martin (261 Pinnacle Dr, Lake Mills, WI) provided a list of questions that were read aloud and are included in the file. Zangl addressed the questions regarding the text amendment changes, and how they correlate back to the updated Zoning and Land Use Plan and Farm Preservation Plan.

REBUTTAL: N/A

QUESTIONS ASKED BY THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also noted that the proposed text amendment was sent to WI DATCP and were approved.

TOWNS: 13-14 Towns approved of the text amendment change, 1 Town approved with conditions and 0 Towns denied the petition.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:54 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 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.jeffersoncountymi.gov

