

**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, January 20, 2022  
**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: January 20, 2022, 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 p.m.
2. **Roll Call**  
All Committee members were present at 7 p.m. Also in attendance were Brett Scherer and Deb Magritz from the Zoning Department. Attending via Zoom was Laurie Lindemann-Dittmar.
3. **Certification of Compliance with Open Meetings Law**  
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings.
4. **Approval of Agenda**  
Motion by Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.
5. **Explanation of Public Hearing Process by Committee Chair**  
Supervisor Jaeckel explained the process.
6. **Public Hearing**  
Scherer read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, January 20, 2022, 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 8:00 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**

**R4374A-22 – Alvin & Judith Gudenkauf LE:** Create a 2.42-ac lot around the existing home & buildings at **N8205 County Rd D**, Town of Watertown from part of PINs 032-0815-2331-000 (39.8 ac) and 032-0815-2334-000 (32.285 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Judith Gudenkauf, N8256 Little Coffee Rd, spoke for the petition. She said that she'd like to take the buildings off and leave the farmland.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer asked the petitioner about the age of the home and the location of the septic system. Gudenkauf replied that the home was constructed around 1978 and the septic is within the confines of the proposed lot.

**TOWN:** Approved 12/13/2021

**R4375A-22 – Lee Allen L Rickerman:** Create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Lee Allen Rickerman, N8596 Kasten Lane spoke for the petition. He would like to split off two acres to create two building sites for his daughters.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer noted that the proposal is in an agricultural preservation area and proposed in soils prime for ag use.

**TOWN:** Approved 12/13/2021

**R4376A-22 – Lee Allen L Rickerman:** Create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Lee Allen Rickerman, N8596 Kasten Lane spoke for the petition. He would like to split off two acres to create two building sites for his daughters.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer noted that the proposal is in an agricultural preservation area and proposed in soils prime for ag use.

**TOWN:** Approved 12/13/2021

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2104-22 – Joy & Tom Levake:** Allow a 2,592 square foot, 26 feet high extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2304 Banker Rd.** This is requested on PIN 014-0614-2821-002 (1.22 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Levake, 708 Vineyard Dr, Cambridge spoke for the petition. Their RV is 11' 2" high and needs a 12' door. They would like to keep everything inside, including things in addition to the RV like mowers, etc.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer asked whether there would be electricity to the building (the petitioner answered yes to electricity), bathrooms (the petitioner answered no to bathrooms) and if there would be any business storage (the petitioner answered that the proposal is for personal items only.) Scherer also asked the petitioner to verify the size of the proposal, to which the petitioner responded that it would be 2,592 square feet, including a 10' by 24' lean-to. The application is for 26 feet in height, but Levake thought that it would be closer to 24 feet in height.

**TOWN:** Approved 12/16/2021

**CU2105-22 – Anthony Zuelsdorf:** Allow a 2,592 square foot extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2973 Bauer Ln.** This is requested on PIN 014-0614-2532-007 (1.654 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Anthony Zuelsdorf, 1111 Maple Street, Fort Atkinson spoke for the petition. The proposal is for storage of kids' toys, lawn mowers, gymnastics set up and a weight room.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer asked whether there would be any business use, a bathroom, the proposed building size, electricity, or outdoor lighting. The petitioner explained that it was for personal residential storage and no business use. There will be a convenience bathroom in the building which is proposed at 72' by 36' and 24' at the peak. There will be electricity to the building and some outdoor lighting.

**TOWN:** Approved 12/6/2021

**CU2106-22 – Jessica L Kelderman:** Allow up to seven dogs as household pets in an A-3, Agricultura/Rural Residential zone at **N5611 County Road A**, Town of Lake Mills. This is requested on PIN 018-0713-2712-002 (3.43 ac) and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jessica Kelderman, N5611 County Rd A spoke for the petition. She currently has seven dogs which she would like to keep at this location.

**COMMENTS IN FAVOR:** Written letters in favor were received by Ryan & Meliza Ritacca and Marge & Louie Johnson.

**COMMENTS OPPOSED:** None

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** In addition to other information in the file, Scherer asked if these dogs were all Kelderman's pets or if there was a doggie daycare or something similar being proposed. Kelderman responded that these are all small dogs and are her household pets. Breeds are Chihuahua, Chinese Crested, Pomeranian, Chihuahua-Weiner dog mix and shiatsu. Scherer asked about Kelderman's waste disposal plan, to which she replied that she picks up the waste in bags and disposes of the bags in her garbage pickup.

**TOWN:** Approved 12/14/2021

#### **7. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 7:18 p.m.