

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, February 17, 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: Thursday, February 17, 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 7pm.

2. Roll Call

All Committee members were present at 7pm. Also in attendance were Brett Scherer and Sarah Elsner from the Zoning Department. Attending via Zoom was Walt Christensen, Rod Cooke, Chad Hilstad, Allan Kutz, and Robynn Selle.

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 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, February 17, 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 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-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R4377A-22 – Andy Selle: Create two new building sites of approximately 1-ac and a 0.9-ac from part of PIN 016-0513-2434-026 (8.711 ac) near **W7526 Koshkonong Mounds Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Robynn Selle (W7526 Koshkonong Mounds Rd, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Selle explained the request to subdivide off two lots from their 8.9-acre A-T zone. One of the proposed lots will be sold to friends to build a residence and there are no current plans for the other proposed lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked if there would be 66 feet of frontage and access to the road for the remaining A-T land. Robynn explained there will be 66 feet between the neighbor to east that will be preserved and there is also an additional 150 foot and 120 foot stretch along the road front.

TOWN: In favor.

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

R4378A-22 & CU2107-22 – Christopher Leeman: Create a 0.712-ac A-2 zone at **N3549 Schmidt Rd** with conditional use for storage of non-farm equipment. The site is part of PIN 010-0615-2113-000 (39.275 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Christopher Leeman (N3559 Schmidt Rd, Jefferson, WI) presented himself as the petitioner for this rezone and conditional use. Leeman explained the request is for storage for trailers.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked for the size and height of the structure. The proposed structure will be 42 ft x 72 ft and 17 ft tall to the peak. Scherer then asked if the proposed structure will be used for personal or business use. It will be used for a mix of personal and business for a trucking company. Scherer also asked if there will be any bathrooms or outdoor lighting for the structure. There will be no bathroom and there will be a dusk to dawn light on the front of the structure.

TOWN: In favor.

R4379A-22 & CU2108-22 – Donald & Nancy Brunson: Create a 7.4-ac A-2 zone near **W1432 County Rd B** with conditional use for boat storage. The site is part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners and owners for this rezone and conditional use. Gross explained the request to allow the existing operation to expand and build more buildings adjacent to the buildings they currently have for boat storage. The proposed buildings will be identical in size to the ones that are existing.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dale Konle (N6240 Stonewood Dr, Watertown, WI) spoke in opposition of the petition with concerns regarding inconsistency with the Town's plan because of the proposed area being outside of the hamlet. Sally Williams (W2403 North Side Dr, Watertown, WI) read an excerpt from the Town's plan and spoke in opposition with concerns regarding inconsistency with the plan and previous petitions that have been approved or denied on the same basis. Williams also had concerns regarding screening issues, lighting, location of the proposed buildings, and the road/traffic. Karen and Robert Gartzke (W1363 County Road B, Sullivan, WI) spoke in opposition with concerns regarding traffic and the continued busyness of the business year-round. Mike Bouche (N6451 County Road E, Oconomowoc, WI) spoke in opposition with concerns regarding traffic problems at the intersection of County Road B

and County Road E and believes that the location for the expansion is not ideal. Kimberly Miller (N6240 Stonewood Dr, Watertown, WI) spoke in opposition with concerns regarding lighting, drainage, and traffic. Lawrence Oliverson (N6069 Colonial Dr, Sullivan, WI) spoke in opposition for reasons already previously discussed, primarily concerns regarding traffic and inconsistency with Town plan. Tom Williams (W2403 North Side Dr, Watertown, WI) spoke in opposition with concerns regarding inconsistency with Town plan. Scherer also read letters in opposition that are included in the file.

REBUTTAL: Gross stated that the Town of Concord adopted the A-2 zoning from the County. There are engineered plans for any drainage. Gross also checked with County Zoning and found that there have been no complaints on file regarding issues with the operation and traffic. There is also screening currently at the facility, but the trees that were planted for screening are young and take time to grow.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also asked for more information on employees, bathrooms, lighting, hours, and signage. There are no employees on-site and there will be no bathrooms in the proposed structures. The hours will be 8a-5p, Monday-Saturday. There will be no signs and there will just be standard dawn to dusk lighting. Scherer also asked about the timeline for construction

TOWN: In favor.

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

R4380A-22 – Donald & Nancy Brunson: Create a 2-ac lot around the home and buildings at **W1432 County Rd B**, part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners and owners for this rezone and conditional use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked about the age of the home and the location of the septic. The house is 100 years old and the septic is located on the east side of the house.

TOWN: In favor.

R4381A-22 – Gregory Alt: Create a 5-ac lot around the home and buildings at **W2140 County Road B**, Town of Concord from part of PIN 006-0716-1811-000 (46.804 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Alt (W2192 County Road B, Watertown, WI) presented himself as the petitioner for this rezone. The request is for a 5-acre farm consolidation around the buildings so he can purchase the remaining farmland to keep in the family.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Steve Holverson (N6315 Peaceful Ln, Watertown, WI) spoke with concerns regarding racecars on the property and concerns about any future potential business operation proposals there.

REBUTTAL: Alt explained the racecars are a personal endeavor and they will try to be mindful of the noise.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also asked about the age of the house and where the septic is located. The house was built in 1972 and the septic is in the front of the house on the south side.

TOWN: In favor.

R4382A-22 – TW & Ruth Schwalenberg: Create a 2-ac building site from part of PIN 010-0615-3434-001 (35.716 ac) on **Kitzinger Ln** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Terry Schwalenberg (N2572 Kitzinger Ln, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to split 35 acres of land into 2 parcels in order to sell off the farmland with a building site in order for him and his wife to downsize.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCE

R4383A-22 & R4384A-22 – TW & Ruth Schwalenberg: Create a 3.3-ac lot around the home at **N2572 Kitzinger Ln**, and a 2.4-ac Natural Resource zone adjacent in the Town of Hebron, part of PIN 010-0615-3434-001 (35.716 ac). This is in accordance with Sec. 11.04(f)8 and 11.04(f) 12 of the Jefferson County Zoning Ordinance.

PETITIONER: Terry Schwalenberg (N2572 Kitzinger Ln, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to allow for a 5-acre piece that the existing house is on with a natural resource zone for the current owners to keep.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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

R4385A-22 – Brian & Jennifer Statz: Create a 2-ac lot around the home and buildings at **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained they are looking for a farm consolidation around the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if the current house was a replacement for a previously built house. Statz confirmed that there was a house there previously.

STAFF: Given by Scherer and in the file. Scherer asked about the age of the home and location of the septic. Statz stated that the current house was built 25 years ago, but later clarified that the current home was a replacement of a previous home that was built over 100 years ago. Statz also confirmed that the septic is located in front of the house.

TOWN: In favor.

R4386A-22 – Brian & Jennifer Statz: Create two lots, one of 2 ac and one of 1.5 ac near **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked for confirmation of the existing shed that is located on the property because the shed does not meet setback requirements for the proposed new lot. Statz stated that the current shed will be removed.

TOWN: In favor.

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

R4387A-22 – Brian & Jennifer Statz: Create a 4.1-ac N zone from part of PINs 010-0615-2341-000 (22 ac) and 010-0615-2344-000 (16 ac) on **Hagedorn Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. The request is to create a natural resource zone in order to add it to one of the proposed new A-3 lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also noted that the proposed lot could be sold separately if approved because it meets the requirements for frontage and access from a public road.

TOWN: In favor.

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

R4388A-22 - Kutz Dairy LLC: Create a 1.3-ac lot around the home at **N3965 County Rd Y** from PIN 014-0615-1823-000 (26.162 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Allan Kutz (N3684 Will Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Kutz explained the request to split the house off to be separate from the ag land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked about the age of the home and location of the septic. Kutz did not know the exact age of the home, but assumes it was built prior to 1975, and confirmed that the septic is located north of the home.

TOWN: In favor.

R4389A-22 – Michael & Mary Steptoe: Create a 2.45-ac building site near **N3775 County Rd Y** from part of PIN 014-0615-1843-004 (6.05 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Michael Steptoe (N3775 County Road Y, Jefferson, WI) presented himself as the petitioner for this rezone. Steptoe is requesting the rezone for a buildable site for his daughter and her husband.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also asked for clarification on the acreage being requested. Steptoe explained that was done by the surveyor to keep the property lines of the proposed lot square with the existing lot.

TOWN: In favor.

R4390A-22 – Tim & Amy Dettmann: Create a 3-acre lot around the home & buildings at **W5588 Albers Ln** in the Town of Milford from part of PIN 020-0714-1123-000 (20 ac) and 020-0714-1124-000 (38.38 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Dettmann (W5331 Vesper Ln, Johnson Creek, WI) presented himself as the petitioner for this rezone. The request is to separate the house and buildings to sell to another party. The house is at least 100 years old and the septic is located on the west side of the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2109-22 – Rod & Theresa Cooke: Conditional use for an extensive on-site storage structure totaling 1,680 square feet in size at **W7288 County Rd V** in the Town of Aztalan. The site is on PIN 002-0714-0732-001 (1.201 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Rod Cooke (W7288 County Road V, Lake Mills, WI) presented himself as the petitioner for this conditional use. The request is for a structure that will be 20' x 40' and a slab off the side that will be 10' x 20'. The proposed structure will be used to house his personal tools and toys to restore old cars as a hobby.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked about bathrooms and confirmation that the structure won't be used for business use. There will be water in the structure, but no bathroom and the structure will be used for personal use.

TOWN: In favor.

CU2110-22 – Meliza & Ryan Ritacca: Conditional use for a kennel to allow doggie daycare, boarding and breeding for up to 32 dogs at **N5617 County Rd A** on PIN 018-0713-2243-000 (40 ac) and 018-0713-2244-002 (10 ac). This is in the Town of Lake Mills in an A-1 Exclusive Agricultural zone. It is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Meliza Ritacca (N5617 County Road A, Lake Mills, WI) presented herself as the petitioner for this conditional use. The request is to operate a doggie daycare, boarding and breeding facility for up to 32 dogs.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Michael Hellekson (N5604 County Road A, Lake Mills, WI) spoke in opposition to the petition with concerns regarding noise.

REBUTTAL: Ritacca said that dogs would be given bark collars to wear to control the noise, and any dogs with bad behavior will not be welcomed back to the property.

QUESTIONS FROM COMMITTEE: Supervisor Foelker asked about waste disposal. Ritacca explained that waste will be double bagged and placed into the garbage toter, which can hold up to 95 gallons or 200 pounds. If necessary, a 2-yd dumpster could be placed on the property for the waste disposal.

STAFF: Given by Scherer and in the file. Scherer also asked about the breed of the dogs and the proposed hours of operation of the business. The dogs being bred will be German Short-Haired Pointers and they will all be AKC registered. The hours of operation will be 6a-8a for check in and 4p-6p for check out.

TOWN: In favor.

General comments, not specific to any of the above petitions, were provided by Chad Hilstad during the meeting. It was explained that a faculty member from the Planning and Zoning Department would reach out to Hilstad regarding his concerns during regular business hours.

7. Adjourn

Supervisor Poulson moved to adjourn at 8:13 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.jeffersoncountywi.gov