

**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, June 16, 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: June 16, 2022 at 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, Hailey Nieslen and Deb Magritz, Zoning Department staff members.
- 3. Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified compliance with Open Meetings Law.
- 4. Approval of Agenda**
Motion by Supervisors Foelker/Richardson to approve the agenda as presented.
- 5. Explanation of Public Hearing Process by Committee Chair**
Supervisor Jaeckel explained the evening's proceedings.
- 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, June 16, 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.

Final action on only the **rezoning amendments** will be made by the County Board of Supervisors on July 14, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on June 27, 2022.

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

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Jim Reu of N2508 Frommader Road spoke. He is asking to split off an old farmhouse to sell it.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file and was read by Scherer. He noted that the area requested for rezoning is 100% yard area. He also asked the petitioner the age of the home and septic location, to which Reu replied that it is over 100 years old and the septic system is northeast of the house.

Town Decision: The Town was in favor on 5/2/2022.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Kevin Griswold of N881 River Valley Road spoke. He wishes to retain the existing farmland and sell off the home. The house was built in 1989.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file and was read by Scherer. He noted that the proposed lot is 65% yard area, some woods and a small amount of cropland.

Town Decision: The Town was in favor on 5/9/2022.

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Donna Martin of W9640 County Road B spoke. She explained that they hope to sell a second set of farm buildings but keep the land.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file and was read aloud by Scherer. He asked for the age of the home, to which Martin said over 100 years old. He asked if there would be a minimum of 66 feet of road access to the remaining land, and Martin said there would be.

Town Decision: The Town approved on 5/17/2022.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Thomas Twohig spoke. They want to rezone the additional one acre south of their A-3 land to build a home.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file and was read aloud by Scherer. He noted that the lot is 100% wooded.

Town Decision: The Town approved the request on 5/17/2022.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Sarah Miller, 1081 Laurel Court, Watertown spoke. She explained that she wishes to sell off the existing home and keep the farmland and woods.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file, which was read aloud by Scherer. He noted that 100% of the proposal is yard area. Scherer asked Miller the age of the home (approximately 100 years old) and whether there will be access to the remnant (there will be access.)

Town Decision: The Town was in favor on 5/9/2022.

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

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor’s materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Dave Berres spoke. He wants to use the property for storage and use the house as a rental.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete staff report is in the file and was read aloud by Scherer. Scherer noted that the area to be rezoned is 100% yard area, and that the proposed A-2 zone cannot be sold separately from the A-3 zone. Upon questioning, Mr Beres said that his hours of operation would be M-F, 7 a.m. to 8 p.m. There will be ten employees, no office space and no public to the site. No signage and no bathrooms are proposed.

Town Decision: The Town was in favor on 5/9/2022.

CONDITIONAL USE PERMIT APPLICATION

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor’s equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

Petitioner Comments: Paul Oliver of N6065 Jefferson Road said that he’d like to have a small studio with restrooms, combining his Wausau Homes and Oliver Construction businesses.

Comments in Favor: None

Comments Opposed: None

Rebuttal: None

Questions from the Committee: None

Staff Report: The complete report is in the file and was read aloud by Scherer. He asked for hours of operation, to which Oliver answered M-F, 7 a.m. to 5 p.m., or possibly at times 7 p.m. There will be two employees, and the public will come to the site by appointment only. There will be one sign, probably on the building. Dusk to dawn lighting as well as lighting above the doors is proposed.

Town Decision: The Town was in favor on 4/13/2022.

7. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed, and the meeting adjourned at 7:23 p.m.

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 this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.