

NOTICE 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, August 18, 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: August 18, 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 Chairman Jaeckel at 7pm.

2. Roll Call

Supervisors Jaeckel, Poulson, and Foelker were present at 7pm and Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also in attendance were Matt Zangl, Sarah Elsner, and Haley Nielsen from the Zoning Department. Attending via Zoom was Frederick Plautz and Susan Jahn.

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 4-0.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the process.

6. Public Hearing

Zangl read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, August 18, 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, an application for conditional use permits and the text of the Jefferson County Zoning Ordinance. 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 September 13, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on August 29, 2022.

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

R4420A-22 – Dane Hartwig: Create a 2-ac building site on **Switzke Rd** from part of PIN 008-0715-2911-001 (39.836 ac) in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for the rezone. Hartwig explained the request for a 2-acre buildable lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4421A-22 – Brian & Jennifer Statz: Create two, 1-acre building sites on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac), This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jennifer Statz (W3450 Markert Rd, Helenville, WI) presented herself as the petitioner for this rezone. Statz explained the request for two new buildable lots just north of the existing home.

COMMENTS IN FAVOR: Joe Rains (304 S Water St E, Fort Atkinson, WI) spoke in favor of this petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4422A-22 – Brian & Jennifer Statz: Rezone 2 ac farm consolidation lot with home & buildings at **N6744 Saucer Dr**, Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jennifer Statz (W3450 Markert Rd, Helenville, WI) presented herself as the petitioner for this rezone. Statz explained the request for a farm consolidation around the existing house and barn.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. Statz said she thought the home was built in the 60's.

TOWN: In favor.

R4423A-22 – Christy Strobel (CDS Investments LLC): Create a 1.84-ac lot around the home & buildings at **W3857 Krenz Rd**, Town of Farmington from PIN 008-0715-2812-001 (22.5 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Christy Strobel (N6468 Switzke Rd, Watertown, WI) presented herself as the petitioner for this rezone. Strobel explained the request to consolidate the existing area around the home and buildings. No extra farmland will be taken in and the lot will be sold to her daughter.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. Strobel stated the house was built prior to 1960.

TOWN: In favor.

R4424A-22 – Dennis Adsit: Create a 3.5-ac lot with an existing home at **N269 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-3532-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Andrew Adsit (N249 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Adsit explained the request to split off two existing houses. The existing land will remain farmland to eventually be split up between the kids in the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. Adsit stated the house was built in 1983.

TOWN: In favor.

R4425A-22 – Dennis Adist: Create a 4.1-ac lot around the existing home at **N249 Tamarack Rd**, Town of Palmyra from PIN 024-0516-3532-002 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Andrew Adsit (N249 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Adsit explained the request to split off two existing houses. The existing land will remain farmland to eventually be split up between the kids in the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. Adsit stated the original house was built in the 1960's then it was torn down and a new house was recently rebuilt.

TOWN: In favor.

R4426A-22 – Scott & Jennifer Hussinger: Rezone to create a 1-ac building site on Rome Oak Hill Rd, Town of Sullivan from part of PIN 026-0616-2822-002 (26.813 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Scott Hussinger (420 S Golden Lake Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. Hussinger explained the request to create a 1-acre lot zoned A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there is access to remaining A-1 land. Hussinger answered yes. Zangl also asked the petitioner to explain the reasons for the lot design. The lot was designed to preserve existing trees along the road and to get the house behind the trees in order to not have to tear them down.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2130-22 – Fred Wayne: Conditional use to allow for multiple dwelling unit structures (one four-plex OR two duplexes) on an R-1 zone at **W8042 County Road B**, Town of Lake Mills on PIN 018-0713-0233-029 (1.401 ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Doug Foley (5232 Perfect Dr, Madison, WI) spoke on behalf of the petitioner for this conditional use. Foley explained the plan request to raze the current structure on the property to then build 2 duplexes on it.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Sue Jahn (N6965 Rock Lake Rd #19, Lake Mills, WI) had concerns about setbacks of the proposed structures to the lot line and about the number of trees that may be removed during construction.

REBUTTAL: Foley explained that the driveway would be close to keep the duplexes away from the lot line and that there will be a maple tree taken down, but it will be replanted.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there was a plat of survey for more detail. The petitioner said yes and then provided the document.

TOWN: In favor.

CU2131-22 – Jeremy Porter: Conditional use to add an amusement/recreation facility (indoor golf) to the existing bowling alley at **W9534 US Highway 12** in the Town of Oakland. The site is on PIN 022-0613-0731-003 (1.275 ac) in a Business zone. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeremy Porter (W9534 US Highway 12, Cambridge, WI) presented himself as the petitioner for this rezone. Porter explained the request for a 30' x 70' addition to the existing building and to update the conditional use for the business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there would be anything changing about the business operation. Porter stated that they will be adding additional parking, but other than that, everything else would remain the same.

TOWN: In favor.

CU2058-20 – Paul Elliot & Dianne Owens: Conditional use to allow for an agricultural tourism; banquet hall/conference center/event facility; wine tasting room; retail sales of agricultural related items not grown on the premises in an approved A-2 zone at **N7040 Saucer Dr**, Town of Farmington on PIN 008-0715-0232-001 (2.002 ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Dianne Owens (N7040 Saucer Dr, Watertown, WI) presented herself as the petitioner for this conditional use. Owens read a letter into record that is included in the file. Attorney Van Kleunen (N17 W24222 Riverwood Dr, Waukesha, WI) also spoke on behalf of the conditional use. Attorney Van Kleunen provided more documentation for the Committee's review, which is included in the file. He then referenced a recently approved even center in Lake Mills and referenced the agricultural tourism definition. Attorney Van Kleunen also explained that he believes that previous concerns that were brought up have been satisfied.

COMMENTS IN FAVOR: Janet Sayre Hoeft (W5543 Franke Ln, Johnson Creek, WI) spoke in favor of the petition stating that she believes it fits the plan and the A-2 zone. County Board Superviro Joan Fitzgerald (545 Stratford Ct, Fort Atkinson, WI) spoke in favor of the petition stating that the petitioners worked hard to address all issues, fixed up the property, and it will promote local businesses and encourage business in the County. Heather Raabe (N7312 County Road X, Watertown, WI) stated that she had concerns at first with the proposed business but is now confident and believes it will be beneficial to the community. Nick Noeske (N7089 Shade Rd, Watertown, WI) explained that he lives across from the home and believes this will support a small business and will be a benefit for the community. Katherine Heller (117 Michelle Dr, Johnson Creek, WI) stated that she believes the business will prosper is approved and will attract visitors from all over. Katherine also referenced the interpretation of agricultural tourism and how this proposed use fits under that definition. County Supervisor Jeff Smith (117 Michelle Dr, Johnson, Creek, WI) spoke in favor of the petition stating that it promotes products from Jefferson County and would bring people to the area. Bonnie Schnulle (W3300 Saucer Dr, Watertown, WI) also spoke in favor of the petition. Margaret Sullivan (W9552 Blue Jay Way, Cambridge, WI) stated she believed it would be a positive business and they have a good business model. Paul Fink (W3351 Saucer Dr, Watertown, WI) spoke in favor of the petition and thinks it would be positive for the community. Fink also had concerns with his signature being forged on a petition against the proposed conditional use.

COMMENTS OPPOSED: Tom Benz (N7569 Little Coffee Rd, Watertown, WI) spoke against this petition and had concerns regarding County Board members gathering at the property and spoke of possible spot zoning if approved. Robert Casper (W3330 Ranch Rd, Watertown, WI) had concerns regarding the septic and proper sizing and concerns about the proposed number of events to be held. Chris Mueller (W2844 River Ridge Ln, Watertown, WI) had concerns regarding noise, distance from other homes, and if it's a right fit for the surrounding 3 residential properties. Mueller felt that previous issues had not been addressed and had concerns regarding parking and the shared driveway. Mueller

believes approval of the petition would be setting a precedent and create controversy in the County. Tim Mueller (1411 Wedgewood Dr, Watertown, WI) spoke of concerns previously discussed and believes that surrounding landowners should be included for negotiations for conditions of approval. Dave Staude (W3112 Ranch Rd, Watertown, WI) spoke against the petition with concerns that the proposed business does not fit the definition of agricultural tourism and concerns about the number of people allowed for events. Brandon Knaack (W3449 Saucer Dr, Watertown, WI) spoke against this petition with beliefs of the property only allowed to be used for residential use and with concerns of increased traffic in the area. Knaack also spoke of concerns with spot zoning and setting a precedent. Andy Benz (W3149 Koschnick Rd, Watertown, WI) spoke with concerns of devaluing surrounding properties and concerns for safety and increased traffic.

REBUTTAL: Owens confirmed that there was no quorum of County Board members during the castle tour(s) and that the outdoor shed is not used for alcohol. Gallitz Grading also approved the septic for up to 75 people and they are only proposing 50 people at a max for events. Owens also addressed the concerns regarding noise, property line boundaries, lighting and hours of operation. Attorney Van Kleunen also verified use would be contained inside the structure and referred to exhibits 13 and 14 in the file. Attorney Van Kleunen lastly verified that County Board had already approved the rezone to A-2 for the property.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

7. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 3-0, and the meeting was adjourned at 8:26 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.