

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, October 20, 2022

TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, JEFFERSON, WI 53549**
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: October 20, 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

All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom was Lindsey Kjendlie.

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 Nass/Poulson to approve the agenda as presented. Motion passed 5-0.

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, October 20, 2022, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE**, 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 November 15, 2022.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on October 31, 2022.

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

R4442A-22 – James & Karen Larson: Rezone PIN 026-0616-2511-001 (1.422 ac) to create a new building site at the intersection of **Northey Rd & County Rd Z** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: James Larson (1560 E Gate Dr, Watertown, WI) presented himself as the petitioner for this rezone. Larson explained the request to change the zoning to build a home. Larson spoke of plans to raise the home up substantially and to add fill.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the property previously being a substation. Larson confirmed this fact and added that the gravel had been excavated into piles but there are some wires and leftover posts that are planned to be dug up. Larson also noted that the site had passed for a septic system.

TOWN: In favor.

R4443A-22 – Cheryl Jarrett: Create a 1.75-ac building site from part of PIN 018-0713-2643-001 (24.471 ac) along **Conservation Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeremy Rossi (N6493 Shorewood Hills Rd, Lake Mills, WI) spoke on behalf of the petitioner. Rossi explained the request to create a buildable site with an outlot and run an easement through the property to connect to the proposed natural resources zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Nass asked for a revised map with the proposed 20' easement included. Nass stated they would need the revised map to make a decision.

STAFF: Given by Zangl and in the file. Zangl referenced the surrounding floodplain area of the property.

TOWN: In favor.

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

R4444A-22 – Cheryl Jarrett: Create a 2.22-ac Natural Resource zone from part of PIN 018-0713-2643-001 (24.471 ac) adjacent to a proposed building site on **Conservation Rd**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeremy Rossi (N6493 Shorewood Hills Rd, Lake Mills, WI) spoke on behalf of the petitioner. Rossi explained the request to create a buildable site with an outlot and run an easement through the property to connect to the proposed natural resources zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl questioned the intent on whether to separate the proposed natural resources zone. Rossi explained the proposed 20' easement because of the lack of 66' of frontage and access for the lot to the road.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2069-22 – Lindsey Kjendlie: Conditional use to modify CU1294-07 and CU1592-09 to allow daycare and boarding of up to 40 dogs under new ownership at **N4936 Popp Rd**, Town of Aztalan. The site is on PIN 002-0714-3433-000 (2.812 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: Lindsey Kjendlie (W9122 London Rd, Cambridge, WI) presented herself as the petitioner. Kjendlie explained the request to continue the existing business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for an overview of the proposed business. Kjendlie confirmed the request for 40 dogs and that hours of operation would be Monday through Friday for daycare and boarding 7 days a week. There will be morning and afternoon drop off and pick up. Waste will be double bagged and put into the garbage. The property is 3 acres that is fully fenced in and will not be added onto because it's landlocked by surrounding farm field.

TOWN: In favor.

CU2070-22 – Justin Thiede: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, Town of Koshkonong, on PIN 016-0614-3113-000 (15.63 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Justin Thiede (N2811 Monarch Ln, Fort Atkinson, WI) presented himself as the petitioner. Thiede explained the request to tear down an existing building in order to put up a new, larger building for cold storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Nass asked proposed size and height of the building and if there would be any bathrooms. The proposed size is 40' x 60' and 23' in height and there are no bathrooms being proposed.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2071-22 – Andrew Bauer: Conditional use to modify CU1494-08 and allow a kennel for up to 30 dogs; 20 owned by the Bauers with potential for 10 more boarded at **W2193 Staude Rd** on PIN 026-0616-0744-000 (1.639 ac). The Town of Sullivan property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Dawn Bauer (W2193 Staude Rd, Helenville, WI) presented herself on behalf of the petitioner. Bauer explained the request for a boarding facility for up to 10 dogs and to keep 20 personal dogs for guiding, hunting, and breeding purposes.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Richardson asked if this request was an increase. Bauer said this is a request to increase from 12 dogs previously.

STAFF: Given by Zangl and in the file. Zangl asked about any proposed additional structures and waste disposal. There are no additional structures being proposed and waste is spread on the adjoining field on a weekly basis.

TOWN: In favor.

7. Adjourn

Motion by Supervisors Foelker/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting was adjourned at 7:21 pm.

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.

A digital recording of the meeting will be available in the Zoning Department upon request.