

**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, November 17, 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: November 17, 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=eHZRbHZXWXhUnlKdkhtOXhoTmtNZz09>
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 7:00pm.
2. **Roll Call**
- All Committee members were present, except Nass at 7pm. Richardson was present via Zoom. Also in attendance were Matt Zangl and Brett Scherer from the Zoning Department.
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**
- Chairman Jaeckel explained the process.
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, November 17, 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 December 13, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on November 28, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH
CONDITIONAL USE**

R4445A-22 & CU2072 – Aztalan Cycle Club Inc: Rezone PIN 002-0714-0831-000 (32.383 ac) with conditional use to allow a recreational facility (outdoor motorcycle riding/racing) directly related to open space uses & the necessity for a rural location. The site is at **N6641/N6643 Gomoll Rd** on PIN 002-0714-0831-000 (32.383 ac) in the Town of Aztalan. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian (329 Applewood Lane) presented himself as the petitioner for this rezone. The petitioner was looking to get the property to comply with today's regulations. The petitioner is looking to continue operating the motorcycle racing with occasional camping for special events.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked about parking and if there would be any parking in the road? The petitioner said all parking will take place on the property and not road.

STAFF: Given by Zangl in the file. Zangl said the petitioner is looking for a holding tank waiver for the property. Zangl asked about future improvements on the property? The petitioner said there is no immediate plans, maybe a pavilion in the future. Zangl asked about the special events taking place? The petitioner said there is about 10 events a year, and several smaller events in the summer. The petitioner said camping takes place, but is limited to 1 night. He said most events take place from 7am to 7pm with the occasional event going to 11pm.

TOWN: In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
R4446A-22 – James & Steven Mesmer:** Create a 2-ac farm consolidation lot at **W1849 Bente Rd** from part of PIN 026-0616-2042-000 (40 ac), Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Mesmer (W1849 Bente Road) presented himself as the petitioner for this rezone. The petitioner is looking to split off the home to fix up.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioner the age of the home? The petitioner said the home was built in the 1920s. Zangl asked the location of the septic system? The petitioner said the septic is on the 2-acres proposed.

TOWN: In favor.

R4447A-22 – Angela Ritonía-Peot/Robert & Sharon Peot Trust Property: Create a 2.05-ac building site from part of PIN 026-0616-1131-000 (39.737 ac) on **Froelich Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Angela Ritonía-Peot (N3970 Jefferson Street) presented herself as the petitioner for this rezone. The petitioner said she is looking to split off 2-acrs for the homestead.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioner for the design of the lot? The petitioner said they want the house on the hillside for an exposed basement.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2073-22 – HL Beemer Trust: Allow an event facility in an existing A-2 zone at **N1507 Groeler Rd**, Town of Koshkonong on PIN 016-0514-1732-002 (1.979 ac). This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance as an “adaptive reuse of a barn.”

PETITIONER: Andrew Logan (N1507 Groeler Road) presented himself as the petitioner for this conditional use. The petitioner is looking to use the historical site for and save the barn to be used for weddings. He said he plans to have bathrooms with a septic system and parking for 150-200 people. The petitioner also said all parking will be onsite.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

Carol Verhalen (N1457 Schwemmer Lane) spoke in opposition to the conditional use. Concerns included was the road being a dead end road, traffic, parking, noise from the venues, the area is all residential with no business, busy with foot traffic from the bike trail and the additional parking problems which is already a problem.

Jane Mays (N1657 Groeler Road) spoke in opposition to the conditional use. Concerns included traffic, road has bad curves and no shoulder and no turn arounds.

Dawn Sleaver (N1633 Groeler Road) spoke in opposition to the conditional use. Concerns included was traffic, safety to bike trail users, overflow parking, road maintenance, garbage, road debris and wanted more information on the business plan.

Barbara Munro (N1627 Groeler Road) spoke in opposition to the conditional use. An email was sent in by Munro and in the file.

Joan Fitzgerald (545 Stratford Court) asked for a postponement to request more information.

REBUTTAL: Logan said no parking will take place on the road and that there would be no boat parking on the property during the fishing season. The petitioner also said he is the first house on the road, and it would be tough to miss the wedding barn. Logan also explained his business plan and bathrooms plans. Logan said they would also use signage and the parking lot would be well lighted.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Zangl in the file. Zangl asked the age of the barn? The petitioner said the barn was built in 1901 and the house was built in 1851. Zangl asked about state approval? The petitioner said he will get all state approvals required. Zangl asked about the operations? The petitioner said he would have plenty of parking on both sides, his personal animals would be moved, he also said he would follow all federal, state and local regulations.

TOWN: In favor.

CU2074-22 – Aqua Investment Partnership: Allow for ten duplex buildings, established as a planned development in an existing Residential R-2 zone at **W7489 Koshkonong Mounds Road**. The site is in the Town of Koshkonong on PIN 016-0513-2512-001 (35.124 ac). This is in accordance with Sec. 11.04(f)2.

PETITIONER: Vincent Kent (W5934 Apple Lane) presented himself as the petitioner for this conditional use. The petitioner said he purchased the property which is already residential and is looking to be able to build several duplexes/multifamily living structures

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Richardson asked how many structures would be on the property? The petitioner said 10 duplexes and a recreational building. The petitioner said the condo owners would have a HOA fee and the road would be private.

STAFF: Given by Zangl in the file.

TOWN: In favor.

CU2066-22 – Heidi & Andrew Deuster: CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Heidi & Andrew Deuster presented themselves as the petitioners for this Conditional Use. The petitioners stated they are looking to have a floral shop on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioners if there would be public on the property. The petitioners said yes, for pickup of flowers.

TOWN: In favor.

7. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 4-0 and the meeting was adjourned at 8:15 p.m.

Minutes prepared by: *Brett Scherer*
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 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.