

**MINUTES OF THE 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, December 15, 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: December 15, 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 Sarah Elsner and Brett Scherer from the Zoning Department. Attending via Zoom was

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

5. Explanation of Public Hearing Process by Committee Chair

Chairman 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, December 15, 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 a conditional use permit. 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 January 10, 2023.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on December 19, 2022.

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

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Donald and Nancy Brunson (W1432 County Road B, Sullivan, WI) presented themselves as the petitioners for the rezone. The request is to create a 1-acre building parcel on the very far southwest corner of the current 14-acre parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner: Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Riederer (N6236 Willow Glen Rd, Oconomowoc, WI) presented himself as the petitioner for this rezone. Riederer explained the request to acquire more land for where the soil passed for a septic and soil test to add onto an existing lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4450A-22 – Michael Sullivan/John Marks Property: Create a 1-ac new building site from part of PIN 012-0816-3611-000 (9.624 ac) on **Rockvale Rd**, Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mike Sullivan (360 Lake Bluff Dr, Oconomowoc, WI) presented himself as the petitioner for this rezone. Sullivan explained the request to purchase the property and split off 1-acre for building. Sullivan will also own all the surrounding land and there is access to sewer for the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked about the proposed location of the lot and suggested moving it to the east to not take up so much of the field. Sullivan explained that if the lot moved to the east, it would be closer to the wetland and the current proposed location is the highest spot on the property.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dave Hernke (N1955 Parkview Cir, Palmyra, WI) presented himself as the petitioner for this rezone. Hernke explained the request to buy the whole 27-acres and section of the northeast corner off the road for a 1-acre building spot. The proposed location is one of the higher spots on the property for drainage.

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 N, NATURAL RESOURCE

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Ohne Raasch (N7566 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. Raasch explained the request to save a 5-acre strip to rezone to natural resources to help with erosion problems.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked about a proposed access point. The proposed access point is along the south property line.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for an event facility as an eating and drinking place within a Community zone at **N2349 County Road D**, Town of Hebron on PIN 10-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Grace Foelker (W3520 Lower Hebron Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. Foelker explained the request to change the structure from a church to an event center for weddings, baby showers, and celebrations of life. The business hours are 11a-12a, 7 days a week with most events happening on the weekend. There will be a max of 150 people and there will be no major changes to the building other than changes to meet code.

COMMENTS IN FAVOR: Randy Thorman (W3157 Green Isle Dr, Fort Atkinson, WI) spoke in favor of the conditional use. Thorman explained that if the church were sold, it was conditioned that it could no longer be used as a church again. Thorman lives in the immediate area and has no concerns with it being used as an event center. Judy Foelker (W3513 Lower Hebron Rd, Fort Atkinson, WI) also spoke in favor of the conditional use.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked about parking. Foelker explained that she has a temporary agreement with the Community Center for overflow parking over there and people will be shuttled over. Foelker plans to try and obtain additional land in the future for more parking.

STAFF: Given by Scherer and in the file. Scherer asked about any proposed structure and any lighting. Foelker explained there are no proposed structures other than to extend the parking area. There will also be extra parking lot lighting installed. Scherer also confirmed the parking plan that was previously discussed.

TOWN: In favor.

7. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting was adjourned at 7:20 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.