

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, April 20, 2023

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

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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: April 20, 2023 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 7p.m.

2. Roll Call

All members of the committee were present at 7 p.m. Also present were staff members Sarah Elsner and Matt Zangl. Attending via Zoom were Nate Mueller, Terri Palm-Kostroski, Russell Walton, Maureen Lawrenz, and Brian Jensen.

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

Zangl read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 20, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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 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 May 9, 2023.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on April 24, 2023.

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

R4460A-23 & CU2081-23 – Jeffrey & Debra Boos: Rezone all of PIN 010-0615-3123-002 (4.743 ac) with conditional use to allow for a lawn care business at **W4842 State Road 106**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Nate Mueller (N537 Old 26 Rd, Fort Atkinson, WI) presented himself on behalf of the petitioner for the rezone and conditional use. Mueller explained the request for a small business using the existing buildings on the property. The structural integrity of the barn on the property is failing and owners plan to rehab it when they have the time and money. There are plans to build a new barn. Deb Boos (W4842 State Road 106, Fort Atkinson, WI) explained the request for a lawn care business. There will be no public/customers coming to the site so there will be no increase in traffic. The property will be used for storage of business equipment only.

COMMENTS IN FAVOR: None.

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COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked about the number of employees and if there are any proposed bathrooms in the new building. Boos explained that the only employees would be her, her husband, and their son. There is a potential for summer help, and they would come to park at the property then go to jobs from there. There is no proposed bathroom.

TOWN: In favor.

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

R4461A-23 – Mike Walter/Michael R & Sarah S Walter Trust Property: Create a 2.161-ac building site at the west end of **Spruce Drive** from PIN 008-0715-0612-000 (44.16 ac), Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dane Radeaugh (W4623 Spruce Dr, Watertown, WI) presented himself as the petitioner for this rezone. The request is to build a home and the land has been surveyed. The Town of Farmington was concerned about the turnaround on the survey and wanted the Town of Watertown to handle it because they maintain the road. The Town of Watertown recommended that there be a half hammerhead turnaround and recommended 6-9” of gravel and 3” of asphalt be added to the turnaround.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the meeting with the Town of Watertown. Radeaugh met with them within the last month, and they had requests regarding the cul-de-sac and turnaround. Radeaugh also clarified that the existing shed in the road right-of-way is to be torn down.

TOWN: In favor.

R4462A-23 – Gerald & Pamela Drewek: Rezone PIN 010-0615-2213-000 (1.722 ac) at **N3573 Haas Road**, Town of Hebron to combine it with the adjoining existing A-3 zone at N3577 Haas Road. This is in accordance with Sec, 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Gerald Drewek (N3573 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Drewek is looking to install a new septic and the property to the north can accommodate a conventional system versus having to install a mound.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained combining the existing lots.

TOWN: In favor.

R4463A-23 – Nathan & Leah Holland: Create a 4-ac lot around the home at **N4753 Paradise Road**, Town of Jefferson from part of PIN 014-0615-0413-000 (38.55 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Nathan Holland (N4753 Paradise Rd, Helenville, WI) presented himself as the petitioner for this rezone. Holland explained that the property was originally approved for a 3-acre lot around the house because the ordinance only allowed for 3-acres at that time. Holland is now requesting a 4-acre lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. House was built in early 1900s and a new septic was installed in 2021.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2082-23 – Michael & Heidi Roehl: Allow an addition to an existing detached garage resulting in an extensive on-site storage structure at **N5031 Aztalan Ct**, Town of Aztalan on PIN 002-0714-3531-037 (0.721 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Michael Roehl (N5031 Aztalan Ct, Jefferson, WI) presented himself as the petitioner for this conditional use. Roehl explained the request for an extension to the current garage to allow for more storage for a growing family.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Tim Crotteau (N5026 Aztalan Ct, Jefferson, WI) spoke against the request with concerns about the proximity of the structure to the property line.

REBUTTAL: Roehl explained that the line between the properties had been surveyed and the structure will maintain the 3' setback per the ordinance.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. It was also clarified that the 3' setback was measured from the eaves of the structure. The combined total square footage of the structure is 1500 and the height will be 14' to match the existing roof line. There are no bathrooms proposed in the structure.

TOWN: In favor.

CU2083-23 – Russell R Walton: Allow renewal of CU1681-11 and CU1719-12, conditional uses for non-metallic mining and crushing of concrete and asphalt at **W3978 County Rd U**, Town of Cold Spring. The site is on PIN 004-0515-2834-000 (35.84 ac) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

PETITIONER: Russell Walton (1005 W Main St, Whitewater, WI) presented himself as the petitioner for this conditional use. Walton explained the operation has been running for 10 years and asked for continuation of the operation which consists of digging sand, selling to farmers, and recycling blacktop and concrete.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked the petitioner to clarify that they were asking for a 10-year renewal.

STAFF: Given by Zangl and in the file. Zangl clarified that there were no changes being made from the existing operation.

TOWN: In favor.

CU2084-23 – Jaeckel Land LLC & JGB Land Inc: Allow renewal of CU1730-13, a conditional use for non-metallic mining at **W4414 Lower Hebron Rd**, Town of Hebron. The site is on PINs 010-0515-0531-000 (20 ac) owned by Jaeckel Land LLC and 010-0515-0532-000 (16.68 ac) owned by JGB Land Inc, both zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

Chairman Jaeckel abstained from this conditional use request.

PETITIONER: Willie Jaeckel (923 E South St, Jefferson, WI) presented himself as the petitioner for this conditional use. Jaeckel asked for renewal of the conditional land use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if there was any change in the operation and if the request was for a 10-year renewal. There will be no changes in operation and the request is for a 10-year renewal.

STAFF: Given by Zangl and in the file. Zangl also asked if there would be any blasting. Jaeckel responded no.

TOWN: In favor.

CU2085-23 – Joseph Topel: Allow revision of CU1506-08 to add a new building for the tree service business at **W6631 County Road A**, Town of Milford. The site is part of PIN 020-0714-0543-001 (1.751 ac) and is zoned A-2, Agricultural and Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Joe Topel (W6631 County Road A, Lake Mills, WI) presented himself as the petitioner for this conditional use. Topel explained the request to remove the lean-to on the side of the barn and add a new one.

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 were any proposed changes in business. No changes are proposed, and the business will be operating as is. The structure will be used for cold storage and no bathrooms proposed.

TOWN: In favor.

CU2086-23 – Steven M Sterwald/SJS Sand & Gravel LLC Property: Allow renewal of CU1728-13, a conditional use for non-metallic mining at **W8399 Lenius Ln**, Town of Waterloo. The site is on PIN 030-0813-2234-000 (40.103 ac) zoned A-1 Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Sterwald (W8270 Woeffler Ln, Waterloo, WI) presented himself as the petitioner for this conditional use. Sterwald asked for a 10-year renewal of the operation and explained that the operation will stay the same as it has been.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Brian Jensen (N8110 Abendroth Rd, Waterloo, WI) had concerns regarding the activity of the pit, if there would be blasting, and if there would be any water issues.

REBUTTAL: Sterwald explained that the pit is currently inactive because they did not want to operate without approval. There will also be no blasting and no water issues.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2087-23 – Benjamin & Maureen Lawrenz: Allow an extensive on-site storage structure, 1,320 square feet in area and 18.5 feet in height in a Residential R-2 zone at **N9646 Pleasant Heights Circle**. The site is on PIN 032-0815-0212-023 (1.569 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Maureen Lawrenz (N9646 Pleasant Heights Cir, Watertown, WI) presented herself as the petitioner for this conditional use. Lawrenz explained the request to build an outbuilding for storage of tools, lawn equipment, bikes, etc. The proposed building will be 1000 square feet with an 8' x 40' covered porch attached to it and will be 18.5' in height.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked about bathrooms, business use, and outdoor lighting. There may potentially be a bathroom, but there will be no business use and no outdoor lighting. Zangl also noted that the structure cannot be used for habitable use.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:30 p.m. and was seconded by Supervisor Poulson. Motion passed 5-0 on a voice vote.

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.