

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, May 25, 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: May 25, 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 7pm.

2. Roll Call

- Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson were present at 7pm. Supervisor Richardson was present via Also in attendance was 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 Nass/Foelker to approve the agenda. Motion passed 5-0.

5. Explanation of Public Hearing Process by Committee Chair

- Supervisor 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, May 25, 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 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.

FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4464A-23 – Lee Allen Rickerman: Create a 2.711-ac building site on **Riverdale Ln** from part of PIN 032-0815-1814-000 (21.675 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Lee Rickerman (N8596 Kasten Lane) presented himself as the petitioner for this rezone. Rickerman explained the request to split off 2.7 acres to allow his daughter a building site.

COMMENTS IN FAVOR: Greg David (W4512 Riverdale Lane) was in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

**FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N,
NATURAL RESOURCE**

R4465A-23 – Stephanie Bratz/Karen Kerr Property: Create a new 1.7-ac building site to be zoned A-3 with an attached 41.6-ac Natural Resource zone; create a 3.7-ac lot around the existing home & buildings at **W4451 River Rd** with a 3.9-ac Natural Resource zone. These are proposed to be created from PINs 032-0815-1721-001 (48.48.9 ac) and 032-0815-1722-000 (42.6 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 and 11.04(f)11 of the Jefferson County Zoning Ordinance.

PETITIONER: Stephanie Bratz (N1650 2nd Street) presented herself as the petitioner for this conditional use. Bratz explained the request to create a 1.7-acre parcel to consolidate the home on the property with a Natural Resource zone. The petitioner said the property is currently zoned A-T.

COMMENTS IN FAVOR: Greg David (W4512 Riverdale Lane) was in favor of the petition. David said the petitioners are good neighbors, fully supports the petition and will fit with the area.

COMMENTS OPPOSED: David Stachowiak (W4447 River Road) was opposed to the petition. Stachowiak owner surrounding land and is not in favor of the petition.

REBUTTAL: The petitioner did not give a rebuttal.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the proposed lot will need to be sold with the Natural Resource lot. Zangl asked how old the home was, the petitioner said from the 1900s.

TOWN: In favor.

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

R4466A-23 – Steven Schluter/Schluter Trust Property: Create both a 1-ac building site and a 1-ac lot around the home & buildings at **W3878 Ranch Rd**, Town of Farmington from part of PIN 008-0715-0443-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Schluter presented himself as the petitioner for this rezone. The petitioner is looking to create a lot in between two existing homes and create a farm consolidation of the current home and structures.

COMMENTS IN FAVOR: Dane Hartwig (N6468 Switzke Road) was in favor of the petition. Hartwig said he was in favor of the lot layout.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner the age of the home, the petitioner said the home was built in the 1900s.

TOWN: In favor.

R4467A-23 – Christy Strobel/CDS Investments LLC: Create a 2.27-ac building site from part of PIN 008-0715-1532-001 (20 ac) near **N6132 Coffee Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Christy Strobel presented herself as the petitioner for this rezone. The petitioner said they are looking to create a 2 acre lot. The petitioner said the lot will not be deep due to where a soil test was completed.

COMMENTS IN FAVOR: Dane Hartwig (N6468 Switzke Road) was in favor of the petition.

COMMENTS OPPOSED:.

REBUTTAL:

QUESTIONS FROM COMMITTEE:

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4468A-23 – Daniel Raatz: Create a 3.07-ac lot around two existing homes at **W9252 and W9258 County Road B**, Town of Lake Mills, on PINs 018-0713-0833-000 (7.768 ac) and 018-0713-0832-001 (15.867 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Adrian Stuebs presented herself on behalf of the petitioners. Stuebs said they are looking to create a lot around the existing two homes and that the variance was recently passed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked the petitioner if there would be a Natural Resource zone proposed? The petitioner said they will not be trying to rezone anything to Natural Resources.

STAFF: Given by Zangl and in the file. Zangl asked the age of the home, the petitioner said the home was built in the 1940s. Zangl said that the Board of Adjustment did approve of the variance for two homes on the property.

TOWN: In favor.

R4469A-23 – Glenn Schultz: Rezone all of PIN 030-0813-3034-001 (1 ac) and 2.35 ac of PIN 030-0813-3034-000 (39 ac) to create a 3.35-ac lot at **W9596 E Medina Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Glenn Schultz (W9596 E Medina Road) presented himself as the petitioner for this rezone. The petitioner is looking to create a 1-acre lot and a 3.35-acre lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

Mary Talamantes was opposed to the petition. Talamantes said she was not aware of this rezone as a month ago, and she is one of the landowners. Talamantes said the certified letters were sent, and this is putting the sale of the farm in jeopardy.

Lynne Schultz (412 South Street) was opposed to the petition. The petitioner appeared via phone call.

Zangl said the letters of opposition are in the file.

REBUTTAL: The petitioner said this has been discussed already with the other landowners. He said there is no signed agreement or purchase rights have been discussed. He said the town posted the meeting and that is not his responsibility. He explained he started the process now since zoning can take 3-4 months to complete.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4470A-23 – Helen Weihert: Create a 5-ac lot around the home and buildings at **W8890 West Rd** in the Town of Watertown from part of PIN 032-0814-1512-000 (39.223 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Helen Weihert (W8890 West Road) presented herself as the petitioner for this rezone. The petitioner is looking to split the house and shed from the property. Shed said her brother gets the farm field.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked when the house was built? The petitioner said the home was built 1900s.

STAFF: Given by Zangl and in the file. Zangl asked the petitioners about the Ag field in the proposed lot. The petitioner said the Ag field area is to allow for 4 horses on the property.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2088-23 – Pastor William Bartz: Conditional use to allow a pastor care retreat as a public/semi-public use at **W6783/W6785 Westphal Ln** on PIN 016-0514-0824-002 (2.889 ac), Town of Koshkonong in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: April Fry (254 Wilhelm Drive) presented herself as the petitioner for this conditional use. The petitioner is looking to turn the existing barn into a retreat for pastors to revitalize.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner how many people will be staying overnight? The petitioner said 5 pastors at a time will be staying 2-5 days at a time. Petitioner said there will be day offices which will be used to write sermons, relax, get away from the office and will be tailored to the pastor's needs.

TOWN: In favor.

CU2089-23 – Donald & Susan Ebbert: Conditional use to renew the existing conditional use for mineral extraction at **N2795 Ebbert Ln**, Town of Oakland on PIN 022-0613-3513-000 (40 ac). The site is in an A-1 Agricultural zone. This is in accordance with Sec. 11.04(f) 6 of the Jefferson County Zoning Ordinance.

PETITIONER: Andy Nieman (4915 County Road A) presented himself as the petitioner for this Conditional Use. The petitioner is looking to look to renew and continue the extraction under the previously approved conditions.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked if there were any complaints regarding the extraction operations? Zangl said there were no complaints regarding the pit.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner on how many times there will be blasting at the pit. The petitioner said there will be blasting 1-3 times a year.

CU2090-23 – Peter Unke: Conditional use to allow a kennel for up to 10 dogs in an A-3, Rural Residential zone at **N1785 County Road H**, on PIN 024-0516-1244-001 (2 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kara was representing Peter Unke (N1785 County Road H) presented herself as the petitioner for this Conditional Use. The petitioner is looking to allow for 10 dogs on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked what dogs were being kept on the property? The petitioner said Labradors would be the dogs kept on the property.

STAFF: Given by Scherer and in the file. Scherer asked if there would be any proposed fencing on the property? The petitioner said there would be no fencing or new structures on the property. Scherer asked how many dogs would be on the property? The petitioner said there would be no more than 10 dogs, but the town did give permission for up to 12 dogs. Scherer asked the petitioner on how the waste would be handled? The petitioner said it would be double bagged and thrown away.

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:42 p.m. and was seconded by Supervisor Jaeckel. 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.