

**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, October 19, 2023  
**TIME:** 7:00 p.m. (Doors will open at 6:30)

**PLACE:** **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM**  
**1425 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 19, 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**

All members of the Committee, except for Supervisor Poulson, were present at 7pm. Also present were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom were Ryan Thomas, Michael Podevels and Tasha Byrum.

**3. Certification of Compliance with Open Meetings Law**

Zangl verified the meeting was being held in compliance with Open Meetings Law.

**4. Approval of Agenda**

Motion by Supervisors Foelker/Richardson to approve the agenda. Motion passed 4-0.

**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, October 19, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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 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.

**DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON OCTOBER 30, 2023.  
DECISIONS ON THE REZONINGS WILL BE MADE ON NOVEMBER 14, 2023.**

**FROM INDUSTRIAL TO BUSINESS**

**R4495A-23 – Hughes Reynolds Group LLC:** Rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Josh Johnson (N9694 Shady Ln, Watertown, WI) presented himself as the petitioner for this rezone. Johnson explained the request to add another location for automotive repair, in addition to the current location in Oconomowoc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

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

**R4496A-23 – Russell & Cheryl Heine:** Rezone 1 acre of PIN 002-0714-2813-000 (20 ac) to create a lot around the home at **N5594 Popp Rd** in the Town of Aztalan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Russell and Cheryl Heine (N5594 Popp Rd, Jefferson, WI) presented themselves as the petitioners for this rezone. Russell explained the request to rezone 1-acre around the existing house on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked about the driveway. A driveway is not being added at this time, but one would be added to the south if the lot were to be sold.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built and if there would be room on the lot for a septic replacement site. The house was built in 1940's-1950's and there would be enough room for a replacement site. There is currently a holding tank on the property. Zangl also addressed the driveway and noted that the setback would need to be met to the house.

**TOWN:** In favor.

**R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property:** Create a 1-ac building site north of **N3043 Haas Rd** from part of PIN 010-0615-2742-000 (44.461 ac) in the Town of Hebron. This is in accordance with Sec 11.04 (f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mitch and Julia Brock (610 Zaffke St, Fort Atkinson, WI) presented themselves as the petitioners for this rezone. Brock explained the request to build a new house on the proposed 1-acre lot.

**COMMENTS IN FAVOR:** Scott Johnson (N3043 Haas Rd, Fort Atkinson, WI) spoke in favor of the petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Nass asked about the unlicensed vehicles present on the property. Johnson explained there were more than 2 unlicensed vehicles.

**STAFF:** Given by Zangl and in the file. Zangl clarified that more than 2 unlicensed vehicles on a property is a violation of the Jefferson County Zoning Ordinance and asked about a timeline for when the property would be cleaned up. Johnson had no set timeline for removal of the vehicles.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2105 -23 – Michael Podevels:** Conditional use to allow an extensive onsite storage structure in a Community zone at **W110 Rockvale Rd**, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Michael Podevis (W110 Rockvale Rd, Oconomowoc, WI) presented himself as the petitioner for this conditional use. Podevis explained the request for a 30' x 40' post building and noted that there is an existing 10' x 16' building on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl clarified the proposed size (30'x40') and height (19') of the building. Zangl

**TOWN:** In favor.

**CU2106-23 – Tasha Bynum:** Conditional home occupation for health and wellness services at **N7010 Kroghville Rd** in the Town of Lake Mills on PIN 018-0713-0542-000 (36.058 ac), located in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tasha Bynum (N7010 Kroghville Rd, Waterloo, WI) presented herself as the petitioner for this conditional use. Bynum explained the request for a vegetable and herb farm with added consultation services for up to 10 clients per week in the barn.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked for more information regarding the office space. The space will be 1500 sq ft and will be used for herbs. There will be steel paneling and framed rooms with drywall for rooms inside the space to be used as a professional space as a certified herbalist.

**TOWN:** In favor.

**CU2107-23 – Elmer Rehr Trust:** Conditional use for an extensive onsite storage structure in a Residential R-2 zone at **N4209 County Road A**, PIN 022-0613-0841-015 (1.42 ac), Town of Oakland. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Elmer Rehr (N4209 County Road A, Cambridge, WI) presented herself as the petitioner for this conditional use. Rehr explained the request for a 30' x 32' pole barn for storage.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked if there would be a second driveway for access. Rehr stated there would be no second driveway and deliveries will be on Ripley Rd.

**STAFF:** Given by Zangl and in the file. Zangl also clarified that there would be no bathrooms in the structure.

**TOWN:** In favor.

**CU2109-23 – Angela J Starr:** Conditional use for a home occupation flower shop at **N901 Old 26 Rd**, Town of Koshkonong on PIN 016-0514-1933-000 (5.627 ac) 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:** Angela Starr (N901 Old 26 Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. Starr explained the request to allow for a flower shop for people to shop and pick up orders. The operation is currently online only.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. There will be no employees and the days of operation will be Monday-Saturday in the winter and Thursday-Saturday in the summer.

**TOWN:** In favor.

**CU2108-23 – Seeger Bos Farms, LLC:** Conditional use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **N2901 Mode Ln**, Town of Oakland, on PINs 022-0613-3522-000 (36.574 ac), 022-0613-3411-000 (40 ac) and 022-0613-3414-000 (20 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Seeger Bos (N2799 County Road J, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Bos explained the request to convert the existing farm to allow for 759 animal units for beef cattle. It was also noted that the existing manure pit is not in compliance but there are plans to install a new one in 2 years.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** A resident from Mode Ln, Fort Atkinson, WI spoke in opposition of the petition. The neighboring resident had concerns regarding increase in animal waste, the manure pit, smell, spreading and potential run-off because of topography and noted a previous leak into a culvert. There were also concerns regarding neighbor relations, odor, and future expansion.

**REBUTTAL:** Bos explained that the amount of animal waste will be the same or less than what was previously there. Bos also addressed plans for scraping, loading, and spreading and where cattle will be moved and housed. There is no future expansion proposed at this time.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. It was noted that the Jefferson County Land and Water Conservation Department found the application to be complete. Notice to adjacent landowners was sent and any request for expansion in the future would require this process again. Joe Strupp from the Jefferson County Land and Water Conservation Department noted that the manure pit will be abandoned by 2025 and building a new one is not required but would be permissible.

**TOWN:** In favor.

#### **7. Adjourn**

Supervisor Foelker moved to adjourn at 7:32 pm and was seconded by Supervisor Richardson. Motion passed 4-0 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.**