

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 & Ordinance Amendments to the Jefferson County Zoning Ordinance and Request for a Conditional Use Permit and Amendment to the Comprehensive and Farmland Preservation Plan
DATE: Thursday, December 21, 2023
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, 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 21, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>

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 were present at 7pm. Also present were Sarah Elsner and Matt Zangl from the Zoning Department. Attending via Zoom was Randall Wuttke.

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. 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 December 21, 2023, in Room C2063 of the Jefferson County Courthouse, 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 ordinance, 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 DECEMBER 28, 2023.
DECISIONS ON THE REZONINGS WILL BE MADE ON JANUARY 9, 2024.

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

R4506A-23 – R&W Ventures LLC: Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Randall Wuttke (N3694 Old Hwy 89, Darien, WI) presented himself as the petitioner for this rezone. Wuttke explained the request to sell off the farm buildings and 3.6-acre piece and rent out the remaining surrounding farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. It was acknowledged that the house was built pre-1970. Zangl also noted the existing septic crossing the proposed property line and if rezone is approved, an easement will need to be created to allow for the septic over the property line.

TOWN: In favor.

R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property: Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the Town of Farmington. This is in accordance with Sec 11,04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Paul Lukas (W4468 Hillview Ln, Jefferson, WI) presented himself as the petitioner for this rezone. Lukas explained the request seeking approval for a 2-acre split for a new residence to be built.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass noted that the petitioner understood if approved, then an affidavit for no future splits from the property would be required.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4508A-23 – Richard & Marlene Schroedl Trust: Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Adrienne Stuebs (N1318 Rock Lake Rd, Lake Mills, WI) spoke on behalf of the owners for this rezone. Stuebs explained the request for a standard farm consolidation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Steve Lough and Susan Hossman provided a written statement (included in the file) opposing the proposed rezone due to health concerns regarding mold and contamination in the house.

REBUTTAL: Stuebs explained the former tenant was disgruntled to leave and that the reports did confirm mild mold, but mostly found on the tenant's own belongings.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked for verification that the house was built pre-1970; Stuebs confirmed.

STAFF: Given by Zangl and in the file. It was noted that the location of the existing septic is shown on the survey in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT

CU2113-23 – JGB Land Inc: Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. 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 and Supervisor Nass took over as Chairman during this time. **

PETITIONER: Kyle Jaeckel (715 Messmer St, Fort Atkinson, WI) spoke as the petitioner for this conditional use. Jaeckel explained the request to allow for a 10-year extension for the existing conditional use for a sand and gravel pit. No changes to the operation are being proposed. The hours of operation are 7a-5p, Monday-Friday and 7a-4-p, Saturdays with emergency hours as needed overnight.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also noted that the Jefferson County Land and Water Conservation Department has approved the reclamation plan for the operation.

TOWN: In favor.

COMPREHENSIVE PLAN AND ORDINANCE AMENDMENT

R4509T-23 – Jefferson County: Amendment to the Jefferson County Comprehensive Plan, Farmland Preservation Plan and Jefferson County Zoning Ordinance that will allow the limited redivision of existing A-3 Agricultural and Rural Residential zones created prior to 2000.

PETITIONER: Matt Zangl with Jefferson County Planning and Development spoke on behalf of the text amendment. Zangl explained the request to allow for the redivision of existing A-3 lots. The Towns of Concord, Ixonia, Aztalan, and Lake Mills denied the amendment; the Town of Waterloo has not given their recommendation; the remaining 9 Towns approved the amendment.

COMMENTS IN FAVOR: Supervisor Anita Martin spoke on the procedure of petitions and noted the decision sheet sent to Towns should include an area where it can be noted why a petition is being approved or denied by the Town.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: The Towns of Concord, Ixonia, Aztalan, and Lake Mills denied the amendment; the Town of Waterloo has not given their recommendation; the remaining 9 Towns approved the amendment.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:18 p.m. and was seconded by Supervisor Foelker. 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.