

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 18, 2024
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: March 21, 2024, 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 7:00pm.
2. Roll Call
 - All members of the Committee were present at 7:00pm. Also present were Sarah Elsner and Brett Scherer from the Zoning Department. Supervisor Richardson was present via Zoom.
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
 - Elsner read the Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, March 21, 2024, 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 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, except 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 MARCH 25, 2024
DECISIONS ON THE REZONINGS WILL BE MADE ON APRIL 16, 2024

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH
CONDITIONAL USE**

R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein: Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Nick Klien (N4922 S Farmington Road) presented himself as the petitioner for this rezone and conditional use. The petitioner said he is looking to zone of the business for his excavating business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said would only be during the week and would be for storage only. Elsner asked the petitioner if public would be onsite? The petitioner said no. Elsner asked the petitioner if there would be signs or lightning? The petitioner said just yard lights and no signs. Elsner asked the petitioner if there would be outdoor storage? The petitioner said a few pieces would be outside, but most would be located in the proposed building.

TOWN: In favor.

R4522A-24 & CU2121-24 - Rick Jaeger/St Paul’s Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust: Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Rick Jaeger (N9404 Fox Road) presented himself as the petitioner for his rezone and conditional use. The petitioner is looking to buy more land for the future mound system, expand the school and expand the playground area. The petitioner said the expansion would be approximately 1,100 square feet.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said Monday through Friday, 6am to 6pm.

TOWN: In favor.

R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher: Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Melcher (N8002 County Road D) presented himself as the petitioner for this rezone and conditional use. The petitioner said they want to building storage and office area for the existing business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said Monday-Friday. Elsner asked the petitioner if there would be public onsite? The petitioner said no.

TOWN: In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND TO N,
NATURAL RESOURCES**

R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Joel Lenz (4885 County Road G) presented himself as the petitioner for this rezone. The petitioner is looking to split off the house from the A-1 farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4525A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Joel Lenz (4885 County Road G) presented himself as the petitioner for this rezone. The petitioner is looking to split off the house from the A-1 farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked how old the home was and septic location? The petitioner said the home is older than 100-years and septic is in the front lawn.

TOWN: In favor.

R4531A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER:

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Troy Kjendlie presented himself as the petitioner for this rezone. The petitioner is looking to adjust lot lines and create a A-3 zone around the existing home. The to put he hog barn back into A-1.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking to split off two lots for homes.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4528A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking split the woods off from the rest of the parcel.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4529A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 County Road Y** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking to split off one lot for a home.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4530A-24 – Rosy-Lane Holsteins LLC: Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: A representative from Rosy-Lane Holsteins LLC (W3855 Ebenezer Drive) presented himself as the petitioner for this rezone. The petitioner is looking to split off the old farmhouse from the A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the age of the home and where the septic was located? The petitioner said the home is approximately from the 1900s and the septic is located west of the garage.

TOWN: In favor.

7. Adjourn

- Supervisor Poulson moved to adjourn 7:45 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.