

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, December 19, 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: December 19, 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 7:00 p.m.

2. Roll Call

All members of the committee were present at 7:00 p.m. Supervisor Richardson was present via zoom.. Also present were staff members Matt Zangl, Sarah Elsner and Haley Nielsen.

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 Supervisor Poulson to approve the agenda, seconded by Supervisor Foelker. Motion passed 5-0.

5. 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 19, 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 8:00 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 Conditional Use Permits will be made on **December 30, 2024**

Recommendations by the Committee on Rezones, will be made on **December 30, 2024**

Final decision will be made by the County Board on **January 14, 2025**

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

All are in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance

R4572A-24 & CU2136-24 –Whitewater Islamic Center Inc: Rezone 5-acres from A-1 to A-2 to allow for a 5-acre private religious cemetery (public/semi-public use) with capacity for approximately 4000 gravesites along **Tri-County Road** in Town of Koshkonong, PIN 016-0514-3643-000 (23.74 ac.) and 016-0514-3643-002 (4.967 ac).

PETITIONER: Sonny Dzaferi (529 E Clancy Street, Jefferson) presented for Whitewater Islamic Center Inc. The land was purchased by the community. There are locations in similar cities, but those spaces are filling up. There are approximately 16,000 Muslim in the area, and there is a need for these services in the area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file. Zangl asked about proposed building/operation. Mr. Dzaferi currently is speaking with consultant for plans, and talked with excavators for services. Proposing a 10' x 20' shed for equipment. Will provide a designated parking plan and stay away from wetlands.

TOWN: In favor.

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

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4573A-24 – Joshua Edwards: Rezone to create two 2.0-acre lots at **N5118 Bakertown Road** in the Town of Concord, PIN 006-0716-3313-001 (14 ac). The property is owned by Patrick A. & Susan B. Pelikan.

PETITIONER: Josh Edwards (S34W34 County Road C, Dousman) presented himself as the petitioner for this rezone. Is looking to purchase one proposed lot to build a residence.

COMMENTS IN FAVOR: Patrick Pelikan (W6093 Sullivan, Wi), in favor of the proposal.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file. Zangl asked about location of lots. Petitioner explained the lots could be moved further to the North, to fit ordinance requirements. Originally thought the lot would be better further North, but then felt as though it was better to avoid the woods as it was mapped as prime farmland.

TOWN: In favor with comments.

R4574A-24 –Evan & Kate Karow: Rezone to create a 2.0-acre lot west of **W6116 Star School Road** in the Town of Koshkonong, PIN 016-0514-2111-000 (37.671 ac). The property is owned by Dale Karow.

PETITIONER: Evan Karow (328 Spring Valley Court, Palmyra) presented himself as the petitioner for this rezone. Looking to build a residence on the proposed lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4575A-24 – Febock Brothers: Rezone to create a 1-acre residential lot north of **N5190 State Road 134** in the Town of Lake Mills from PIN 018-0713-3121-000 (60.68 ac).

PETITIONER: Febock (3557 State Highway 134) presented for this rezone. Neighbors son wants to build a house.

COMMENTS IN FAVOR: Andy (342 Oakbrook Drive) Parents own 60-acres to South, dream is to build out there to be by family land.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor with Town Park fees.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-1 EXCLUSIVE AGRICULTURAL WITH
CONDITIONAL USE**

All are in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance

R4576A-24 – Michels Road & Stone LLC: Rezone A-3 to A-1 for non-metallic mining at **N9614 Doepke Road** in the Town of Waterloo, PIN 030-0813-0321-001 (2.1 ac). Property is owned by P&Q Waterloo LLC.

PETITIONER: Dave Melum (5132 State Highway 33, West Bend) with Michels presented for this rezone. The company purchased nearby homes and is buying up land for the long-term plan of extending the quarry. The quarry currently operates in Dodge County. There is a need to rezone to A-1 for the non-metallic mining use, deals have been made with owners of purchased homes.

COMMENTS IN FAVOR: Jeremy Ellis (N9637 Doepke Road, Waterloo), representing the Town board. Would like to see houses stay there long term until Michels is ready to utilize the area.

COMMENTS OPPOSED: See Conditional Use Permit Request for concern related to traffic/debris.

REBUTTAL: None.

STAFF: Given by Zangl and in the file. Zangl asked clarifying questions surrounding timelessness of operation and plans for the

TOWN:

R4577A-24 – Michels Road & Stone LLC: Rezone A-3 to A-1 for non-metallic mining at **W8301 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-002 (4 ac). Property is owned by P&Q Waterloo LLC.

See above.

TOWN: In favor.

R4578A-24 – Michels Road & Stone LLC: Rezone A-3 to A-1 for non-metallic mining at **W8333 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-001 (7.19 ac). Property is owned by P&Q Waterloo LLC.

See above.

TOWN: In favor.

R4579A-24 – Michels Road & Stone LLC: Rezone A-3 to A-1 for non-metallic mining at **W8337 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-003 (4 ac). Property is owned by P&Q Waterloo LLC.

See above.

TOWN: In favor.

CU2137-24 – P&Q Waterloo LLC: Conditional Use to allow operation of a non-metallic mining site on 8 parcels along **Doepke Rd.** in the Town of Waterloo PINs 030-0813-0322-001 (3.789 ac), 030-0813-0321-001 (2.1 ac), 030-0813-0331-003 (4 ac), 030-0813-0331-002 (4 ac), 030-0813-0323-002 (19.507 ac), 030-0813-0321-000 (40.233), 030-0813-0331-001 (7.19 ac), 030-0813-0324-000 (40 ac).

PETITIONER: Dave Melum (5132 State Highway 33, West Bend) with Michels presented. West side of Doepke road for stockpiling, East side for mining. This is an extremely long-term plan. Exploratory drilling to locate materials, not certain where that will start location wise at this time.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Tony Sillman (W8210 Doepke Road) – Concerns with traffic/trucks breaking on road and dust/dirt.

REBUTTAL: Dave Melum addressed the concerns. The quarry has been permitted for many years. Certainly, can look at berms across road from complainants property to eliminate dust on road. Can speak with drivers regarding speed and breaks. Will try to address the issues.

STAFF: Given by Zangl and in the file. Zangl asked clarifying questions surrounding timelessness of operation and plans for the

TOWN: In favor.

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

All are in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance

R4580A-24 & CU2138-24–Matthew P. Hasel: Rezone 1.09-acres from A-3 to A-2 to allow for landscaping and tree service business to store equipment and personal materials at **W7778 Conservation Road** in Town of Lake Mills, PIN 018-0713-2644-003 (2.3 ac.).

PETITIONER: Matthew Hasel (N5103 County Road G) presented as himself for this rezone and Conditional Use Permit. Is attempting to come into compliance with the Ordinance. Looking to store equipment, materials from jobs. Has cold storage shed and shop currently. Proposed hours of 7am-2/3pm, unless of emergencies/Township work.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

- **Jeff Nachreiner.** Has concerns about floodplain on the property and structures that would be built in the floodplain. He has concerns about this being allowed on a dead-end road in a residential area.
- **Karrie (W7736 Conservation Road),** this is a daily use activity, travels up and down the road all day, this creates noise, wear and tear on the road, headlights are on all night, and the property has been in non-compliance for the last two years.

REBUTTAL: Mr. Hasel explained that he doesn't plow for hire, he plows for neighbors and renters that live there. He hasn't been working out of this location for two months. The property is not in the floodplain.

STAFF: Given by Zangl and in the file. Zangl asked about the operation and about outside storage. Petitioner currently has dump truck, chipper, trailer, and woodchip pile stored outside. No lighting or signs, one employee.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

All is in accordance with Sec. 11.04(f)1 & 2 of the Jefferson County Zoning Ordinance

CU2139-24 – Robb Brinkmann: Conditional Use to allow for retail sales of landscape supplies in an Industrial zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1833-000 (22.385 ac). The property is owned by Thomas E. & Kathy L. Gallitz Trust.

PETITIONER: Robb Brinkman (W2483 Bakertown Drive), storage of landscaping materials. Hours of 6am-6pm Monday through Friday, 7am-2pm Saturdays. Months operation of April to November, and that is open to the public, contractors, and homeowners. Will have 2-4 employees and one truck driver. Will be lighting on signage. Two buildings are proposed, one for staff.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2140-24 – Chad Coomer: Conditional Use to allow an extensive storage structure 1500 sq. ft., 24 ft. high, in C-zone for personal use at W230 Madison Ave. in the Town of Ixonia, PIN 012-0816-2513-015 (.72 ac).

PETITIONER: Chad Coomer, 24 feet in height maximum. Will house four wheelers, cars, equipment. Has had lot surveyed, has a lot of tree coverage, the building will not be taller than house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2141-24 – Station Ixonia: Conditional Use to allow for eating and drinking place to be added in a B- zone to the gas station at **W1168 American St.** in the Town of Ixonia, PIN 012-0816-2224-000 (1.037 ac).

PETITIONER: Curt Semeras (20 Malibu Court, Fond Du Lac), the beer pub will have the same hours as the gas station, ADA required bathrooms.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Zangl and in the file. Zangl asked about hours and clarification of the operation. Petitioner responded explaining that the establishment will have a separate entry from the gas station, with hours of 4:30am-9pm. State building approval has been obtained. Maximum occupancy of 8 individuals.

TOWN: In favor.

6. **Adjourn**

Supervisor Poulson moved to adjourn 8:00 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.