

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, January 16, 2025
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: January 16, 2025, 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. Also present were staff members Sarah Elsner and Haley Nielsen. Attending via zoom was Dwan Schuck.

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

5. Public Hearing

Elsner 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, January 16, 2025, 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 **January 27, 2025**

Recommendations by the Committee on Rezones, will be made on **January 27, 2025**

Final decision will be made by the County Board on **February 11, 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

R4581A-24 & CU2142-24 –Alex M. & Courtney Zastrow: Rezone 2.6-acres from A-1 to A-2 to allow for a boarding, daycare and retail business for dogs and other pets at **N8668 County Road O** in Town of Waterloo, PIN 030-0813-1723-001 (35.17 ac.).

PETITIONER: Alex & Courtney Zastrow (N8668 County Road O) & Ben Frelland (contractor). Would like to construct facility (6000 square feet) for training, private park parties, indoor pool, and retail sales of pet food and supplies.

COMMENTS IN FAVOR: Elsner noted that six letters were received in favor of the request.

Janelle Downie (W12040 Sullivan Road, Waterloo)
Katie Capadona (Waterloo)
Shannon Lang (Waterloo)
Emily Pedersen (Waterloo)
Tara Johnson (No address listed)
Jonathan Vallier (No address listed)
Katie Vallier (Owns business in Lake Mills)

Elsner summarized those letters, which included reasons in favor of the request such as the business being a convenient addition to the area, as there are few similar businesses in the area, eliminating the need to travel far for the proposed services. One submittal mentioned that they aim to support local businesses in the area, in the circumstance that this is approved, they would be able to do so. Another submittal mentioned that they think this will provide good services to the community.

COMMENTS OPPOSED:

- Dwam Schuck (N8658 County Road O) – Did not speak via zoom, Elsner read letter received by Dwam Schuck. Letter included concerns such as property value, noise (barking), disruption to Ms. Schuck’s horses, and erosion.
- Gary Skalitzky (N8733 County Road O) – Mr. Skalitzky said that his dog(s) get aggravated by the petitioners’ dogs. Said County Road O is a busy road. Has concerns with barking. Asked if the dogs will stay on the 2.6 acres proposed to be rezoned.

REBUTTAL: Courtney Zastrow responded to the concerns. The area for dogs will be fenced in, and they will not be able to leave that area. Explained property values are subjective – and are based on what someone is willing to pay for it. Her own dogs do run free but are not able to leave the property. She said she will carry insurance in a circumstance a dog runs out onto the road, in which she will work to prevent. Explained barking will be minimal, as dogs will be inside at night, and it is not common for dogs to bark continuously. The neighbors’ horses are used to barking already, but a privacy fence and trees will be added to mitigate the disturbance.

Ben Frelland (contractor) added that any required erosion control measures required will be followed.

STAFF: Given by Elsner and in file. Elsner asked about hours of operation (7/8:30 to 4-6 for pick-up/drop off, 7 days a week majority M-F appt. only on Sat/Sun), proposed signs (yes at door), number of dogs (50 max only for events), septic plans (dog waste will be double bagged), lighting (limited fixtures, not to extend past property lines), number of employees (4-5).

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

R4582A-24 – Michael & Rebecca Yenser: Rezone to from A-1 to A-3 to create a 3-acre farm consolidation around the existing buildings at **W4510 Ebenezer Drive** in the Town of Watertown, PIN 032-0815-2922-000 (27.157 ac). The property is owned by Arlene J. Kropf Trust.

PETITIONER: Michael Yenser/Rebecca Yenser (W4368 Ebenezer Drive), presented for this rezone. Is requesting a three-acre lot for farm consolidation and a two-acre new residential lot at W4510 Ebenezer Drive.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in the file. Nielsen asked what year the house was built and septic location. House was built 1850 and there will be a new septic installed by the woods.

TOWN: In favor.

R4583A-24 – Michael & Rebecca Yenser: Rezone from A-1 to A-3 to create a 2-acre residential building site at **W4510 Ebenezer Drive** in the Town of Watertown, PIN 032-0815-2922-000 (27.157 ac). The property is owned by Arlene J. Kropf Trust.

PETITIONER: Michael Yenser/Rebecca Yenser (W4368 Ebenezer Drive), presented for this rezone. Is requesting a three-acre lot for farm consolidation and a two-acre residential lot at W4510 Ebenezer Drive.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in the file. Nielsen asked for the reason a two-acre lot is being requested. Will leave more space for purchaser.

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

R4584A-24 & CU2143-24–Duane & Anita Bennett: Rezone 1-acre from A-3 to A-2 to allow for landscaping business to store equipment at **N9027 County Road Q** in Town of Milford, PIN 020-0814-0931-002 (1.0 ac.).

PETITIONER: Duane Bennett (N9045 County Road Q) retired and wants to start small landscape business, one ton plow truck, one tractor, a few mowers. Build 30' x 50' building. There will be no employees, no sign, no parking lot. Anybody driving by will just see a building, plows already, and people want him to do it more.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in file. Nielsen asked about hours of operation, lighting, proposed bathrooms, signs, size of proposed building, retail sales onsite, employees, public coming to site, and if the business will have any relation to the neighboring wedding barn business.

Hours of operation are M-F in the summer, and as weather permits in the winter. Security lighting. No bathrooms proposed, no signs, proposed building 30' x 50'. No retail sales onsite, no public to the site. The business will not have direct relation to wedding barn business, with the exception of hiring the landscape business to complete work at the wedding barn.

TOWN: In favor.

FROM R-2 RESIDENTIAL, UNSEWERED TO B-BUSINESS WITH CONDITIONAL USE

All are in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance

R4585A-24 – Godfrey Enterprises LLC: Rezone from R-2 to B to expand an existing business zone north of **W6630 County Road B** in the Town of Aztalan, PIN 002-0714-1713-007 (1.75 ac).

PETITIONER: Darren Godfrey (N5845 Harvey Road), rezoning to commercial for parking lot.

COMMENTS IN FAVOR:. None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in the file. Nielsen asked if there are any changes of the business operation/hours being proposed. No change.

TOWN: In favor, with comment “Rezone to B (Business) is sensible to keep all business activity together. The land use as a parking lot is beneficial in keeping the County roads free of parked cars.”

CU2144-24 – Godfrey Enterprises LLC: Conditional Use to update an existing conditional use for the expansion of the parking lot and septic for an existing eating and drinking business at **W6630 County Road B** in the Town of Aztalan, PIN 002-0714-1713-007 (1.75 ac).

PETITIONER: Darren Godfrey (N5845 Harvey Road), permission to continue doing what they are doing.

COMMENTS IN FAVOR:. None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2145-24 – Godfrey Enterprises LLC: Conditional Use to allow for a duplex on Lot 1 (35,555 sq. ft) on an R-2 zoned lot at **N6330 County Road Q** in the Town of Aztalan, PIN 002-0714-1713-006 (1.25 ac).

PETITIONER: Darren Godfrey (N5845 Harvey Road), two buildable sites. Asking for permission to put duplexes on the two lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in file. Nielsen asked about size of proposed duplex. Not sure yet. Elsner asked if a soil test has been completed on the lot. Yes. Elsner asked if the mounds would be two separate systems or shared. Two separate mound systems for the duplexes.

TOWN: In favor, with comment “encourage housing rehabilitation and unfill residential development on vacant lots within existing developed areas.”

CU2146-24 – Godfrey Enterprises LLC: Conditional Use to allow for a duplex on Lot 2 (30,000 sq. ft) on an R-2 zoned lot at **N6330 County Road Q** in the Town of Aztalan, PIN 002-0714-1713-006 (1.25 ac).

PETITIONER: Darren Godfrey (N5845 Harvey Road), two buildable sites. Asking for permission to put duplexes on the two lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Nielsen and in file. Nielsen asked about size of proposed duplex. Not sure yet. Elsner asked if a soil test has been completed on the lot. Yes. Elsner asked if the mounds would be two separate systems or shared. Two separate mound systems for the duplexes.

TOWN: In favor, with comment “encourage housing rehabilitation and unfill residential development on vacant lots within existing developed areas.”

6. Adjourn

Supervisor Foelker moved to adjourn at 7:43 pm and was seconded by Supervisor Richardson. 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.