

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, March 27, 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: March 27, 2025, at 07:00 PM Central Time (US and Canada)
Meeting ID: 856 6292 4252
Passcode: Zoning

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tp4g3M26TtCHOJOvLHQvXQ>

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 p.m.

2. Roll Call

All members of the Committee were present at 7 p.m. with Supervisor Richardson attending via Zoom. Staff members Haley Nielsen, Trevor Quandt and Shari Fischback were also present. Also attending via Zoom were Deanna Cannon, Tom Gallitz and Mary Walgren.

3. Certification of Compliance with Open Meetings Law

Poulson affirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented.
Motion passed 5-0.

5. Public Hearing

Nielsen 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, March 27, 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 **March 31, 2025**

Recommendations by the Committee on Rezones, will be made on **March 31, 2025**

Final decision will be made by the County Board on **April 8, 2025**

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

All are in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance

R4588A-25 & CU2152-25 –Arthur Krueger Trust: Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.).

PETITIONER: Arthur Krueger (W1949 State Road 16, Ixonia, WI) presented himself as the petitioner for this rezone. Krueger explained the request to change zoning for existing salvage yard and duplex.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted that two variances were approved to allow existing duplex to remain within 500 feet of salvage yard and to allow for four lots without 66 feet of road frontage. Krueger confirmed there are no plans to expand or make any changes.

TOWN: In favor with no conditions.

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

All are in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance

R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

PETITIONER: **No petitioner or representative was present at public hearing for this petition.**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM THE COMMITTEE: N/A

STAFF REPORT: N/A

TOWN: N/A

R4590A-25 – David Rehm: Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac).

PETITIONER: David Rehm (W335N6520 Lakeview Drive, Oconomowoc, WI) presented himself as the petitioner for this rezone. Rehm explained the request to create residential lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

R4591A-25 – Barry & Pauline Stephan: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac).

PETITIONER: Barry Stephan (N4062 County Road E, Sullivan, WI) presented himself as the petitioner for this rezone. Stephan explained that the request is to create a 2.3-acre residential lot of family.

COMMENTS IN FAVOR: Deanna Cannon (140 Hillside Dr, Marshall, WI) spoke in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

R4592A-25 – Helen M Weihert: Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac).

PETITIONER: Helen Weihert (N8890 West Rd, Watertown, WI) presented herself as the petitioner for this rezone. Weihert explained the request to create a lot for a house and agricultural shed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

**FROM A-1 EXCLUSIVE AGRICULTURAL & R-2 RESIDENTIAL-UNSEWERED TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

All are in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance

R4593A-25 – Eric Gustafson: Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac).

PETITIONER: Eric Gustafson (N2874 Roger Road, Helenville, WI) presented himself as the petitioner for this rezone. Gustafson explained the request to rezone to make a one-acre square lot that will include the house and laterals that were outside current lot lines when house was built in 1970. He bought house in 1991.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

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

All are in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance

R4594A-25 & CU2153-25 –Arthur Krueger Trust: Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac).

PETITIONER: Arthur Krueger (W1949 State Road 16, Ixonia, WI) presented himself as the petitioner for this rezone. Krueger explained the request rezone and conditional use at beginning of meeting. Supervisor Jaeckel did not have him repeat.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

CONDITIONAL USE PERMIT APPLICATIONS

All are in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance

CU2154-25 – Beer Cave Properties LLC: Conditional Use to allow for a barn-dominium in a B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac).

PETITIONER: Miodrag Petrovic (N4976 Business 26, Jefferson, WI) presented himself as the petitioner for this rezone. Petrovic explained the request to build a barn-dominum for summer concession business. Used for offices,

equipment storage and employee living quarters. There would be no customers. Property will have new well and septic also.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor.

CU2155-25– Gallitz Trust: Conditional Use to allow for a mineral extraction mining operation in an A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac).

PETITIONER: Tom Gallitz (W4546 US Highway 18, Jefferson, WI) presented himself via Zoom as the petitioner for this conditional use. Gallitz explained the request is for renewal of conditional use that has been in place for the last ten years.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Gallitz also confirmed that there are no plans right now for future expansion and business hours would be 7am – 5pm.

TOWN: In favor with no conditions.

CU2156-25 – Anthony &Angela Caminata: Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in a R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac).

PETITIONER: Anthony Caminata (N3729 Riverside Ln, Jefferson, WI) presented himself as the petitioner for this conditional use. Caminata explained the request for a 34' x40' extensive onsite storage structure for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Caminata verified that there are no proposed bathrooms or business use, and a standard outdoor light is proposed. Nielsen noted that mitigation must be completed if impervious surfaces are increasing over 15% on the lot.

TOWN: In favor with no conditions.

CU2157-25 – Brummond Trust: Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in a R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac).

PETITIONER: James Brummond (N6959 Lake View Rd, Lake Mills, WI) presented himself as the petitioner for this conditional use. Brummond explained the request is to remove both existing buildings and replace with new extensive onsite storage building in the same footprint for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted that a variance was approved for a reduced road setback. Brummond also verified that there are no proposed bathrooms or business use, and a standard outdoor light is proposed. Structure would be 18' high.

TOWN: In favor with no conditions.

CU2158-25– CRW Company LLC: Conditional Use to allow for a landscape supply business in a C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac).

PETITIONER: Chandler White (N7619 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this conditional use. White explained the request for a landscape supply retail business. with hours being 8am-4pm with one employee. There would be a porta-potty onsite and no outdoor lighting except for a digital sign.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. White verified hours of operation will be 8am – 4pm, with one employee. There will be no outdoor lighting but there will be a digital sign. He will have a porta-potty on the property.

TOWN: In favor with no conditions.

CU2159-25 – David H Gorton: Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in a R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac).

PETITIONER: David Gorton (N8446 Pleasant Valley Ln, Watertown, WI) presented himself as the petitioner for this conditional use. Gorton explained the request is to knock down the current garage and build a new extensive onsite storage structure for personal use. The proposed structure will be 50' x 90' and 18' in height with one bathroom in the structure.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Gorton verified there will be no business use. There will be a standard yard light at entryway for outdoor lighting. Nielsen explained that a sanitary permit will be needed due to the bathroom.

TOWN: In favor with no conditions.

A second call for B&B Trust was made at this time, and no petitioner or representative was present.

6. Adjourn

Motion by Supervisor Poulson and seconded by Supervisor Foelker to adjourn the meeting. Motion passed 5-0 and the meeting was adjourned at 7:36 p.m.

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 accommodation 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.