

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson*

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** October 31, 2022  
**TIME:** 8:30 a.m.  
**PLACE:** JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, JEFFERSON, WI OR Via Zoom Videoconference

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

Register in advance for this meeting:  
[https://zoom.us/meeting/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy)  
Meeting ID: 959 8698 5379  
Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
6. **Approval of August 18, September 15, September 26, October 14 and October 20 Meeting Minutes**
7. **Communications**
8. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **September Monthly Financial Report for Land Information Office-Matt Zangl**
10. **October Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
13. **Discussion and Possible Action on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
14. **Discussion and Possible Action on a Resolution Authorizing a Contract with Pictometry International Corp. for Oblique and Aerial Imagery in 2023**
15. **Discussion and Possible Action on Renewal of a Salvage Yard License for Mark Nuchell, at W1459 US Highway 18 on PIN 026-0616-0413-002, Town of Sullivan**

16. **Discussion and Possible Action on a Request by Gallitz Grading for Installation of a Holding Tank to Serve a Workshop Owned by James and Melissa Thoma near W3081 Bakertown Road, PIN 008-0715-3512-002 in the Town of Farmington**
17. **Discussion and Possible Action on a Change to CU1842-15, Granted to Raymond Ross and Now Owned by JR Safe Storage LLC/Brian McClaren. The site is at N8466 North Rd, Town of Ixonia, on PIN 012-0816-2222-002.**

**18. Discussion and Possible Action on Petitions Presented in Public Hearing on October 20, 2022:**

**R4442A-22 – James & Karen Larson:** Rezone PIN 026-0616-2511-001 (1.422 ac) to create a new building site at the intersection of **Northey Rd & County Rd Z** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4443A-22 – Cheryl Jarrett:** Create a 1.75-ac building site from part of PIN 018-0713-2643-001 (24.471 ac) along **Conservation Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4444A-22 – Cheryl Jarrett:** Create a 2.22-ac Natural Resource zone from part of PIN 018-0713-2643-001 (24.471 ac) adjacent to a proposed building site on **Conservation Rd**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2069-22 – Lindsey Kjendlie:** Conditional use to modify CU1294-07 and CU1592-09 to allow daycare and boarding of up to 40 dogs under new ownership at **N4936 Popp Rd**, Town of Aztalan. The site is on PIN 002-0714-3433-000 (2.812 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2070-22 – Justin Thiede:** Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, Town of Koshkonong, on PIN 016-0614-3113-000 (15.63 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2071-22 – Andrew Bauer:** Conditional use to modify CU1494-08 and allow a kennel for up to 30 dogs; 20 owned by the Bauers with potential for 10 more boarded at **W2193 Staude Rd** on PIN 026-0616-0744-000 (1.639 ac). The Town of Sullivan property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**19. Possible Future Agenda Items**

**20. Upcoming Meeting Dates**

**November 11, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson**  
**November 17, 7:00 p.m. – Public Hearing at Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson**  
**November 28, 8:30 a.m. – Decision Meeting at Highway Department Training Room, 1425 S Wisconsin Dr,**  
**December 9, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson**  
**December 15, 7:00 p.m. – Public Hearing at Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson**  
**???????, 8:30 a.m. – Decision Meeting at Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson**

**21. Adjourn**

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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 the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made. A digital recording of the meeting will be available in the Zoning Department upon request.**

Received 10/28/22  
Rom

OCTOBER 28, 2022

MATT ZANGL, DIRECTOR PLANNING & ZONING AND  
MEMBERS OF PLANNING & ZONING COMMITTEES

TO WHOM IT MAY CONCERN:

IN RE: TO PUBLIC COMMENT ON AGENDA ITEMS  
#11, #12, & #13.

THE FOLLOWING ARE MY CONCERNS IN REGARD TO THE  
ABOVE AGENDA ITEMS:

#11. DISCUSSION ON SOLAR ENERGY FACILITIES. PLEASE  
CONSIDER FAVORABLE SITING GUIDELINES AS SOLAR ENERGY  
IS MUCH LESS DETRIMENTAL TO OUR HEALTH AS ARE  
FOSSIL FUEL FACILITIES.

#12. DISCUSSION ON LNG FACILITY IN IXTAPA. THIS FACILITY  
SHOULD NEVER HAVE BEEN APPROVED FOR SITING IN  
IXTAPA AND NO FOSSIL FUEL FACILITIES SHOULD BE CONSIDERED  
IN THE FUTURE. THIS PROJECT ONLY ENCOURAGES THE LONG TERM  
USE OF FOSSIL FUEL AND IT WILL BE AROUND A MINIMUM OF  
25-30 YEARS!

#13. DISCUSSION AND POSSIBLE ACTION ON AIR, SURFACE WATER,  
GROUNDWATER, AND HEALTH CONCERNS AND THEIR REGULATIONS...  
PLEASE CONSIDER A MORATORIUM ON THE SITING OR EXPANSION  
OF ANY ANIMAL OPERATIONS. OTHER MUNICIPALITIES

#2.

IN POLK AND BURNETT COUNTIES HAVE ALREADY DONE SO.  
THIS WILL GIVE US TIME TO STUDY THE SHORT AND LONG  
TERM EFFECTS THAT THESE CAFOS HAVE ON OUR  
HEALTH VIA THE AIR, SURFACE WATER AND GROUNDWATER.

THANK YOU FOR LISTENING TO MY CONCERNS. PLEASE MAKE  
MY COMMENTS PART OF THE PUBLIC RECORD.

SINCERELY,

*Vic Karalunas*

VIC KARALUNAS

W. 262 HILLBDALE DR.

OLONOMOWOC, WI 53066 (TOWN OF IXONIA)

#. 262-567-4825

**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, August 18, 2022

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**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: August 18, 2022 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=eHZRbHZXWXhUnlKdkhtOXhoTmtNZz09>  
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**

Supervisors Jaeckel, Poulson, and Foelker were present at 7pm and Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also in attendance were Matt Zangl, Sarah Elsner, and Haley Nielsen from the Zoning Department. Attending via Zoom was Frederick Plautz and Susan Jahn.

**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 as presented. Motion passed 4-0.

**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 on Thursday, August 18, 2022, in Room 205 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 of Jefferson County, an application for conditional use permits and the text of the Jefferson County Zoning Ordinance. 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.

Final action on only the rezoning amendments will be made by the County Board of Supervisors on September 13, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on August 29, 2022.

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

**R4420A-22 – Dane Hartwig:** Create a 2-ac building site on **Switzke Rd** from part of PIN 008-0715-2911-001 (39.836 ac) in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for the rezone. Hartwig explained the request for a 2-acre buildable lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**R4421A-22 – Brian & Jennifer Statz:** Create two, 1-acre building sites on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac), This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jennifer Statz (W3450 Markert Rd, Helenville, WI) presented herself as the petitioner for this rezone. Statz explained the request for two new buildable lots just north of the existing home.

**COMMENTS IN FAVOR:** Joe Rains (304 S Water St E, Fort Atkinson, WI) spoke in favor of this petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**R4422A-22 – Brian & Jennifer Statz:** Rezone 2 ac farm consolidation lot with home & buildings at **N6744 Saucer Dr**, Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jennifer Statz (W3450 Markert Rd, Helenville, WI) presented herself as the petitioner for this rezone. Statz explained the request for a farm consolidation around the existing house and barn.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Statz said she thought the home was built in the 60's.

**TOWN:** In favor.

**R4423A-22 – Christy Strobel (CDS Investments LLC):** Create a 1.84-ac lot around the home & buildings at **W3857 Krenz Rd**, Town of Farmington from PIN 008-0715-2812-001 (22.5 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Christy Strobel (N6468 Switzke Rd, Watertown, WI) presented herself as the petitioner for this rezone. Strobel explained the request to consolidate the existing area around the home and buildings. No extra farmland will be taken in and the lot will be sold to her daughter.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Strobel stated the house was built prior to 1960.

**TOWN:** In favor.

**R4424A-22 – Dennis Adsit:** Create a 3.5-ac lot with an existing home at **N269 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-3532-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Andrew Adsit (N249 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Adsit explained the request to split off two existing houses. The existing land will remain farmland to eventually be split up between the kids in the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Adsit stated the house was built in 1983.

**TOWN:** In favor.

**R4425A-22 – Dennis Adist:** Create a 4.1-ac lot around the existing home at **N249 Tamarack Rd**, Town of Palmyra from PIN 024-0516-3532-002 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Andrew Adsit (N249 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Adsit explained the request to split off two existing houses. The existing land will remain farmland to eventually be split up between the kids in the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. Adsit stated the original house was built in the 1960's then it was torn down and a new house was recently rebuilt.

**TOWN:** In favor.

**R4426A-22 – Scott & Jennifer Hussinger:** Rezone to create a 1-ac building site on Rome Oak Hill Rd, Town of Sullivan from part of PIN 026-0616-2822-002 (26.813 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Scott Hussinger (420 S Golden Lake Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. Hussinger explained the request to create a 1-acre lot zoned A-3.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there is access to remaining A-1 land. Hussinger answered yes. Zangl also asked the petitioner to explain the reasons for the lot design. The lot was designed to preserve existing trees along the road and to get the house behind the trees in order to not have to tear them down.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2130-22 – Fred Wayne:** Conditional use to allow for multiple dwelling unit structures (one four-plex OR two duplexes) on an R-1 zone at **W8042 County Road B**, Town of Lake Mills on PIN 018-0713-0233-029 (1.401 ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Doug Foley (5232 Perfect Dr, Madison, WI) spoke on behalf of the petitioner for this conditional use. Foley explained the plan request to raze the current structure on the property to then build 2 duplexes on it.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Sue Jahn (N6965 Rock Lake Rd #19, Lake Mills, WI) had concerns about setbacks of the proposed structures to the lot line and about the number of trees that may be removed during construction.

**REBUTTAL:** Foley explained that the driveway would be close to keep the duplexes away from the lot line and that there will be a maple tree taken down, but it will be replanted.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there was a plat of survey for more detail. The petitioner said yes and then provided the document.

**TOWN:** In favor.



**CU2131-22 – Jeremy Porter:** Conditional use to add an amusement/recreation facility (indoor golf) to the existing bowling alley at **W9534 US Highway 12** in the Town of Oakland. The site is on PIN 022-0613-0731-003 (1.275 ac) in a Business zone. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeremy Porter (W9534 US Highway 12, Cambridge, WI) presented himself as the petitioner for this rezone. Porter explained the request for a 30' x 70' addition to the existing building and to update the conditional use for the business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there would be anything changing about the business operation. Porter stated that they will be adding additional parking, but other than that, everything else would remain the same.

**TOWN:** In favor.

**CU2058-20 – Paul Elliot & Dianne Owens:** Conditional use to allow for an agricultural tourism; banquet hall/conference center/event facility; wine tasting room; retail sales of agricultural related items not grown on the premises in an approved A-2 zone at **N7040 Saucer Dr**, Town of Farmington on PIN 008-0715-0232-001 (2.002 ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dianne Owens (N7040 Saucer Dr, Watertown, WI) presented herself as the petitioner for this conditional use. Owens read a letter into record that is included in the file. Attorney Van Kleunen (N17 W24222 Riverwood Dr, Waukesha, WI) also spoke on behalf of the conditional use. Attorney Van Kleunen provided more documentation for the Committee's review, which is included in the file. He then referenced a recently approved even center in Lake Mills and referenced the agricultural tourism definition. Attorney Van Kleunen also explained that he believes that previous concerns that were brought up have been satisfied.

**COMMENTS IN FAVOR:** Janet Sayre Hoeft (W5543 Franke Ln, Johnson Creek, WI) spoke in favor of the petition stating that she believes it fits the plan and the A-2 zone. County Board Supervsiro Joan Fitzgerald (545 Stratford Ct, Fort Atkinson, WI) spoke in favor of the petition stating that the petitioners worked hard to address all issues, fixed up the property, and it will promote local businesses and encourage business in the County. Heather Raabe (N7312 County Road X, Watertown, WI) stated that she had concerns at first with the proposed business but is now confident and believes it will be beneficial to the community. Nick Noeske (N7089 Shade Rd, Watertown, WI) explained that he lives across from the home and believes this will support a small business and will be a benefit for the community. Katherine Heller (117 Michelle Dr, Johnson Creek, WI) stated that she believes the business will prosper is approved and will attract visitors from all over. Katherine also referenced the interpretation of agricultural tourism and how this proposed use fits under that definition. County Supervisor Jeff Smith (117 Michelle Dr, Johnson, Creek, WI) spoke in favor of the petition stating that it promotes products from Jefferson County and would bring people to the area. Bonnie Schnulle (W3300 Saucer Dr, Watertown, WI) also spoke in favor of the petition. Margaret Sullivan (W9552 Blue Jay Way, Cambridge, WI) stated she believed it would be a positive business and they have a good business model. Paul Fink (W3351 Saucer Dr, Watertown, WI) spoke in favor of the petition and thinks it would be positive for the community. Fink also had concerns with his signature being forged on a petition against the proposed conditional use.

**COMMENTS OPPOSED:** Tom Benz (N7569 Little Coffee Rd, Watertown, WI) spoke against this petition and had concerns regarding County Board members gathering at the property and spoke of possible spot zoning if approved. Robert Casper (W3330 Ranch Rd, Watertown, WI) had concerns regarding the septic and proper sizing and concerns about the proposed number of events to be held. Chris Mueller (W2844 River Ridge Ln, Watertown, WI) had concerns regarding noise, distance from other homes, and if it's a right fit for the surrounding 3 residential properties. Mueller felt that previous issues had not been addressed and had concerns regarding parking and the shared driveway. Mueller

believes approval of the petition would be setting a precedent and create controversy in the County. Tim Mueller (1411 Wedgewood Dr, Watertown, WI) spoke of concerns previously discussed and believes that surrounding landowners should be included for negotiations for conditions of approval. Dave Staude (W3112 Ranch Rd, Watertown, WI) spoke against the petition with concerns that the proposed business does not fit the definition of agricultural tourism and concerns about the number of people allowed for events. Brandon Knaack (W3449 Saucer Dr, Watertown, WI) spoke against this petition with beliefs of the property only allowed to be used for residential use and with concerns of increased traffic in the area. Knaack also spoke of concerns with spot zoning and setting a precedent. Andy Benz (W3149 Koschnick Rd, Watertown, WI) spoke with concerns of devaluing surrounding properties and concerns for safety and increased traffic.

**REBUTTAL:** Owens confirmed that there was no quorum of County Board members during the castle tour(s) and that the outdoor shed is not used for alcohol. Gallitz Grading also approved the septic for up to 75 people and they are only proposing 50 people at a max for events. Owens also addressed the concerns regarding noise, property line boundaries, lighting and hours of operation. Attorney Van Kleunen also verified use would be contained inside the structure and referred to exhibits 13 and 14 in the file. Attorney Van Kleunen lastly verified that County Board had already approved the rezone to A-2 for the property.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

## **7. Adjourn**

**Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 3-0, and the meeting was adjourned at 8:26 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 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.

**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, September 15, 2022  
**TIME:** 7:00 p.m. (Courthouse doors will open at 6:30)  
**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

**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 Thursday, September 15, 2022 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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**

Supervisors Jaeckel, Poulson, Nass and Foelker were present at 7pm and Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also in attendance were Matt Zangl and Brett Scherer from the Zoning Department.

**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 as presented. 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 on Thursday, September 15, 2022, in Room 205 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 of Jefferson County 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.

Final action on only the rezoning amendments will be made by the County Board of Supervisors on October 11, 2022.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on September 26, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R4428A-22 – Dean Kincaid Inc:** Rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Corey Kincaid (W1322 South Shore Drive) presented himself as the petitioner for the rezone. Kincaid explained the request is to separate the farm from the rest of the land and to get the existing duplexes into compliance.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what the agricultural storage was being used for? Kincaid said for farming machinery and storage for harvested crops.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL & CONDITIONAL USE R4429A-22 & CU2059-22 – Dean Kincaid Inc:** Create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Corey Kincaid (W1322 South Shore Drive) presented himself as the petitioner for the rezone. Kincaid explained the request is to separate the farm from the rest of the land and to get the existing duplexes into compliance.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the age of the duplexes? Kincaid said the oldest is pre-1975 and the other duplex was built in the mid-1980s. Kincaid also said the pre-1975 duplex has an easement for the septic. The mid-1980s duplex has a septic on the proposed split.

**TOWN:** In favor.

**R4430A-22 & CU2060 – Dean Kincaid Inc:** Create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Corey Kincaid (W1322 South Shore Drive) presented himself as the petitioner for the rezone. Kincaid explained the request is to separate the farm from the rest of the land and to get the existing duplexes into compliance.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the age of the duplexes? Kincaid said the oldest is pre-1975 and the other duplex was built in the mid-1980s. Kincaid also said the pre-1975 duplex has an easement for the septic. The mid-1980s duplex has a septic on the proposed split.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R4431A-22 – William & Diana Thomas:** Rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscrabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance.

**PETITIONER:** William Thomas (N3062 Hardscrabble Road) presented himself as the petitioner for the rezone. Thomas explained the request is to separate the farm from the rest of the land. Thomas said he wants the grain bins and outbuildings to be zoned off.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

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

**R4432A-22 – Brian & Natalie Walters:** Rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscrabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Natalie Walters (N3090 Hardscrabble Road) presented herself as the petitioner for this rezone. Walters explained she is looking to expand her lot by 1/3 of an acre. Walters said she is looking to do some hobby farming which may include growing apples and/or sweet corn.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties:** Rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Natalie Walters (N3090 Hardscrabble Road) presented herself as the petitioner for this rezone. Walters explained they are looking to square off the lot and adjust the back corner lot line.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if all parties were in favor. The property owners all seemed to be in favor of the lot line/rezoning requests.

**TOWN:** In favor.

**R4434A-22 – Susan Jaske:** Create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Jaske (221 Crestview Drive) presented herself as the petitioner for this rezone. Jaske explained they are looking to rezone a portion of the property to A-3 for a building site. Jaske also said a wetland survey was done on the property to avoid disturbing the wetlands.

**COMMENTS IN FAVOR:** Pauline Jaske (3275 South Johnson Road) was in favor of the petition and wants her daughter to enjoy the property.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked the petitioner why the driveway needed to be that long? The petitioner said it was to avoid the wetlands indicated by the survey.

**STAFF:** Given by Zangl and in the file. Zangl asked about why the property was not clustered with the roadway? The petitioner said it was to get a better view of the lake and to avoid wetlands near the road.

**TOWN:** In favor.

**R4435A-22 – Theodore Mueller:** Create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ted Mueller (W2056 Church Drive) presented himself as the petitioner for this rezone. Mueller explained he wants to split the existing farm buildings off the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the age of the home? The petitioner said the home was built in the 1960s. Zangl asked if the septic was on the proposed lot? The petitioner said the lot was shaped like an “L” to include the septic system. Zangl asked about the existing A-2 zone on the property? The petitioner said the previous owner was responsible for the A-2 rezone.

**TOWN:** In favor.

**R4436A-22 – William Stroupe:** Create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William Stroupe (W7464 County Road C) presented himself as the petitioner for this rezone. Stroupe explained he is trying to get the trust property cleaned up. Stroupe said the property has a new well and was built in 1911. Stroupe said a new septic is planned to be installed this fall on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the location of the new septic on the property? Stroupe said it was just north of the house.

**TOWN:** In favor.

**R4437A-22 – James & Steven Messmer:** Rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Messmer (W1849 Bente Road) presented himself as the petitioner for this rezone. The petitioner is looking to create a 1.8-acre buildable lot for a new home.

**COMMENTS IN FAVOR:** Joe Church was in favor of the petition. He said he farms the land around the proposed A-3 zone and it would be great for a home as it is not good for farming.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl said that Jefferson County Highway Department tentatively approve the driveway access.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

**R4438A-22 – John Kutz/Thomas & Susan Pelloni Property:** Create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) **near W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Kutz presented himself as the petitioner for this rezone. The petitioner is looking to get a 16-acre natural resource zone to transfer to another property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the petitioner if the new Natural Resource Zone would be its own parcel. The petitioner said yes.

**TOWN:** In favor.

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

**R4439A-22, R4440A-22 & CU2061-22 – Ryan Foust:** Create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit.

Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ryan Foust (N2312 Becker Road) presented himself as the petitioner for this conditional use. Foust said he is trying to add extra storage for his business which would be for trailer parking.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the petitioner if any structures would be needed? The petitioner said no. Zangl asked if there would be any operation changes? The petitioner said no changes would be made. The petitioner said the expansion would be used to park trailers.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMITS**

**CU2062-22 – Town of Ixonia:** CU for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the intersection of State Rd 16 and River Valley Rd in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Perry Goetsch (W080 Rockvale Road) presented himself as the petitioner for this conditional use. Goetsch said 2.5-acres would be used for the buildings and structures. The rest of the site would be left undisturbed. Goetsch said the plant is needed as Ixonia is growing.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about PSC and DNR approvals? Goetsch said the project is being finalized by the PSC and the DNR approved the project. Zangl mentioned permitting would be needed for the structures and any floodplain work taken place.

**TOWN:** In favor.

**CU2063-22 – We Energies/Town of Ixonia Property:** CU for a gas regulator station at the intersection of State Rd 16 & River Valley Rd, on PIN 012-0816-2244-000 (33.781 ac) in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jennifer with WE Energies presented herself as the petitioner for this conditional use. The petitioner said they are looking to build a new gas regulator station for Ixonia. The petitioner said the current gas regulator is outdated and was built in 1967. The new gas regulator will be up to date and easier to maintain. The current regulator would be abandoned properly.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.



**STAFF:** Given by Zangl and in the file. Zangl asked if there would be any employees onsite? The petitioner said no, only for maintenance. Zangl asked about the landscaping? The petitioner said they will keep the tree line to block the site and will add more trees to block the regulator station.

**TOWN:** In favor.

**CU2064-22 – Gary Liedke/Verna Ruhs & Corinne Plachetta Property:** CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gary Liedke (W226 Rockvale Road) presented himself as the petitioner for this conditional use. The petitioner said there is two houses on the property and are looking to build a storage structure for the renters that is bigger. The structure proposed would be 36' x 36' and in the same location as the storage structure that would be removed.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the petitioner if there would be a bathroom? The petitioner said no. Zangl asked the petitioner the height of the structure? The petitioners said it would be 11'6" tall to the peak. Zangl asked if there would be any outdoor lighting? The petitioner said yes.

**TOWN:** In favor.

**CU2065-22 – Robert Parnell:** CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord.

**PETITIONER:** Robert Parnell presented himself as the petitioner for this conditional use. Parnell said he is looking for a conditional use to allow for his six dogs on the property. Parnell said it would be enough acreage for his dogs. He also said the dogs are licensed, see regular vet care and was not aware of the restrictions on the number of dogs. Parnell addressed a few points including the dogs running at large. Parnell said the fence has been reinforced and the dogs have not been at large since. Parnell said the dogs do bark at first when he comes home, but they stop after a few minutes. Parnell addressed a comment about poor living conditions and that an office investigated the home. Parnell said the dogs always have clean food and water and have a good livable area in the home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Ryan Hitt (N2490 Rock River Road) spoke in opposition to the conditional use. He said the dogs are rarely outside, still bark all the time and does not feel the living conditions are good for the animals.

Gregory Wellach (N2482 Rock River Road) spoke in opposition to the conditional use. He said he agreed with the previous petitioner. He also said the town denied the request and there have been previous issues with the animals.

**REBUTTAL:** Parnell said he didn't know the zoning for the area and it was allowed in Fitchburg with no problems. Parnell said he has had the dogs for 5 years and that there is plenty of fencing on the property. He said the dogs do bark when he leaves or comes home, but it is only for about 30 seconds.

**QUESTIONS FROM COMMITTEE:** Richardson asked about the dogs being replaced in the future. Parnell said he will be getting no other dogs and will not be replace them. He said it was a mother and her pups.

**STAFF:** Given by Zangl and in the file. Zangl asked the breed of the dogs? The petitioner said beagles.

**TOWN:** Not in favor.

**CU2066-22 – Heidi & Andrew Deuster:** CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Not Present

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

**CU2067-22 – Gene Sheedy/Sheedy Trust Property:** CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-0516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gene Sheedy presented himself as the petitioner for this conditional use. Sheedy said they are looking to tear down the garage and rebuild the garage bigger and use the upper space for living space as a variance was granted.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked the height of the structure? Sheedy said the structure would be 20'6" to the peak.

**STAFF:** Given by Zangl and in the file. Zangl asked the size of the structure? Sheedy said it would be 3000sqft. and 2 floors. The petitioner said they might downsize from the proposed size too. Zangl also mentioned the variance that was approved for the property and using the structure to live in as the home is being built.

**TOWN:** In favor.

**CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property:** CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jennifer and Scott Pitzner presented themselves as the petitioner for this conditional use. The petitioners stated they are looking for a conditional use to build a 30' x 50' outbuilding on the property to store their personal boats. They said they would also use the space as a work area to maintain the boats. The petitioners said they would be using the property as an extension to their home, and it is tucked away in the woods. The petitioners said the structure would not block any view from the lake. The petitioners also said the signatures against the petition are not all from the area.

**COMMENTS IN FAVOR:** Steve Flounders (13042 W Meadowview Lake) spoke in favor of the petition. Flounders said they petitioners are looking to be responsible and lock their items up in a secure way. Flounders said it would improve the area.

Paul Incha (N1541 Joyce Road) spoke in favor of the petition. Incha said he agrees on the location and won't be blocking any views to the lake.

Patricia Flounders (13042 W Meadowview Lake) spoke in favor of the petition. Flounders said there are many other large sheds like this proposal in the area.

**COMMENTS OPPOSED:** Noah Rousch (2 E Mifflin Street) spoke in opposition to the petition. Rousch said letters were submitted in opposition to the petition. Rousch also said the proposal is not compatible with the area, Comprehensive Plan and Zoning Ordinance. Rousch also said it is not compatible with Shoreline Zoning. Rousch also mentioned floodplain, wetlands in the area and that the lot is not buildable.

\*Signatures of opposition in file

**REBUTTAL:** Scott Pitzner said the property is not in the floodplain or in any wetlands. Pitzner said the lot is buildable and they will be combining lots that they purchase.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl said the Conditional Use is for the size of the structure and not the variance. Zangl asked if there would be any business would take place? The petitioners said it would all be used for personal use. Zangl also said this conditional use would be contingent on the approval of the variance.

**TOWN:** In favor.

#### **ZONING ORDINANCE TEXT AMENDMENT**

**R4427T-22 – Jefferson County:** Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program.

**PETITIONER:** Jefferson County

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** \*File

#### **COMPREHENSIVE PLAN AND FARMLAND PRESERVATION PLAN AMENDMENT**

**R4441T-22 – Jefferson County:** Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan)

**PETITIONER:** Jefferson County

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** \*File

**7. Adjourn**

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 5-0, and the meeting was adjourned at 8:27 pm.

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.

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
DECISION MEETING**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson*

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** September 26, 2022  
**TIME:** 8:30 a.m.  
**PLACE:** Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
OR Via Zoom Videoconference

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

**Register in advance for this meeting:**

[https://zoom.us/join/zoom/register/JEkf--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/JEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

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 Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**  
Committee members present were Supervisors Jaeckel, Nass and Richardson. Staff members in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, and Zoning Staff Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer. Guests attending in person were Susan Jaske, Bud Jaske, Pauline Jaske, Jennifer Zierer and Renee Bowerman. Guests attending via ZOOM included Michael VanKleunen, Meg Turville-Heitz and Greg Wellach.
3. **Certification of Compliance with Open Meetings Law**  
Wehmeier verified compliance with Open Meetings Law.
4. **Approval of the Agenda**  
No changes were proposed.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**  
There was no public comment.
6. **Approval of August 18, August 29, September 9 and September 15 Meeting Minutes**  
The August 18 and September 15 minutes were not available for review.

Motion by Supervisors Richardson/Jaeckel to approve the August 29 minutes as presented. Motion passed 3-0.

Motion by Supervisors Richardson/Jaeckel to approve the September 9 minutes as presented. Motion passed 3-0.

**7. Communications**

There were no communications.

**8. August Monthly Financial Report for Register of Deeds – Staci Hoffman**

Hoffman reported that August was an awesome month in the collection of transfer fees. Other than that, her office is getting ready for the move out of the Courthouse to a new location.

**9. August Monthly Financial Report for Land Information Office-Matt Zangl**

Zangl noted that the Land Information Office fees piggyback with Register of Deeds. The retained fee revenues will be utilized for future projects.

**10. September Monthly Financial Report for Zoning – Matt Zangl**

Zangl reported that revenues slowed down mid-month, though there was a \$3,000 permit fee submitted for a new cell tower. There may be more new cell towers because there have been a lot of inquiries.

**11. Discussion on Solar Energy Facilities**

Badger State Solar work has been officially delayed due to design issues and getting equipment with supply chain concerns. June 2023 is the new target date for construction start.

Crawfish Solar remains on track, though there are supply chain issues with this project as well.

**12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**

Zangl said that the structure is halfway to its final height on the outer shell.

**13. Discussion and Possible Action on Permit Conditions for CU2058-20, Paul Elliott and Diane Owens, Town of Farmington on PIN 008-0715-0232-001**

Corporation Blair Ward joined the meeting. Zangl explained that a draft of the final decision was sent out last week for review. Ward noted that one condition the owners had questions about involved their putting the property into a trust. The attorney for the owners, Michael Van Kleunen, clarified the owners' intent. There was discussion, and ultimately a suggestion to delete paragraph 10 and substitute new wording. It was also established that Paragraph 9 would include notification to adjacent landowners 14 days prior to annual review. Motion by Supervisors Nass/Richardson to approve as discussed. Motion passed 3-0.

***PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:***

**14. Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2022:**

**The Committee moved to R4434A-22 to accommodate guests in attendance.**

**POSTPONE FOR REDESIGN R4434A-22** – Susan Jaske on a motion by Supervisors Nass/Richardson to create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**The Committee then moved to CU2063-22 and CU2062-22**

**APPROVE WITH CONDITIONS** CU2063-22 – We Energies/Town of Ixonia Property on a motion by Supervisors Jaeckel/Richardson to grant conditional use for a gas regulator station at the **intersection of State Rd 16 & River Valley Rd**, on PIN 012-0816-2244-000 (33.781 ac) in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** CU2062-22 – Town of Ixonia on a motion by Supervisors Nass/Richardson to grant conditional use for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the **intersection of State Rd 16 and River Valley Rd** in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4428A-22 – Dean Kincaid Inc. on a motion by Supervisors Nass/Richardson to rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4429A-22 & CU2059-22 – Dean Kincaid Inc on a motion by Supervisors Nass/Richardson to both create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra and grant a conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4430A-22 & CU2060 – Dean Kincaid Inc on a motion by Supervisors Nass/Jaeckel to both create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra and grant a conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4431A-22 – William & Diana Thomas on a motion by Supervisors Jaeckel/Richardson to rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscrabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4432A-22 – Brian & Natalie Walters on a motion by Supervisors Jaeckel/Nass to rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscrabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties on a motion by Supervisors Jaeckel/Nass to rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4435A-22 – Theodore Mueller on a motion by Supervisors Nass/Richardson to create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS** R4436A-22 – William Stroupe on a motion by Supervisors Nass/Jaeckel to create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on

PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4437A-22** – James & Steven Messmer on a motion by Supervisors Richardson/Jaeckel to rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4438A-22** – John Kutz/Thomas & Susan Pelloni Property on a motion by Supervisors Nass/Jaeckel to create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) **near W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4439A-22, R4440A-22 & CU2061-22** – Ryan Foust on motions by Supervisors Nass/Richardson to create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit. Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS CU2064-22** – Gary Liedke/Verna Ruhs & Corinne Plachetta Property on a motion by Supervisors Nass/Richardson to grant a CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**POSTPONE CU2065-22** – Robert Parnell on a motion by Supervisors Jaeckel/Richardson for a CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord. Motion passed 3-0.

**POSTPONE CU2066-22** – Heidi & Andrew Deuster for a CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. The petitioners did not appear at public hearing.

**APPROVE WITH CONDITIONS CU2067-22** – Gene Sheedy/Sheedy Trust Property on a motion by Supervisors Richardson/Jaeckel to grant a CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-0516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**POSTPONE CU2068-22** – Jennifer Pitzner/Steve & Pat Flounders Property on a motion by Supervisors Nass/Richardson for CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE R4427T-22** – Jefferson County Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program. Motion by Supervisors Nass/Richardson to approve, and the motion passed 3-0.



**APPROVE R4441T-22 – Jefferson County: Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan). Motion by Supervisors Nass/Richardson to approve, and the motion passed 3-0.**

**15. Possible Future Agenda Items**

**16. Upcoming Meeting Dates**

**October 14, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department** (meeting was begun at 222 Wisconsin Drive, Jefferson, WI, and Richardson was absent and excused.)

**October 20, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room**

**October 31, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department**

**November 11, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department**

**November 17, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room**

**November 28, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department**

**17. Adjourn**

Motion by Supervisors Nass/Jaeckel to adjourn the meeting. Motion passed, and the meeting adjourned at 9:40 a.m.

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131.**

**Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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 the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

*A digital recording of the meeting will be available in the Zoning Department upon request.*



**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
SITE INSPECTIONS**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson*

**SUBJECT:** Planning and Zoning Committee Site Inspection Meeting  
**DATE:** October 14, 2022  
**TIME:** 8:30 a.m.  
**PLACE:** Temporary Zoning Office at Woolen Mills, 222 Wisconsin Drive, Jefferson, WI

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel.

**2. Roll Call (Establish a Quorum)**

Committee members present were Supervisors Jaeckel, Poulson and Foelker.

**3. Certification of Compliance with Open Meetings Law**

Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

No changes were proposed to the agenda.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

There was no public comment.

**6. Communications**

There were no communications.

**7. Site Inspections for Petitions to be Presented in Public Hearing on October 20, 2022:**

The Committee left for the following site inspections:

**CU2069-22 – Lindsey Kjendlie:** Conditional use to modify CU1294-07 and CU1592-09 to allow daycare and boarding of up to 40 dogs under new ownership at **N4936 Popp Rd**, Town of Aztalan. The site is on PIN 002-0714-3433-000 (2.812 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4443A-22 – Cheryl Jarrett:** Create a 1.75-ac building site from part of PIN 018-0713-2643-001 (24.471 ac) along **Conservation Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4444A-22 – Cheryl Jarrett:** Create a 2.22-ac Natural Resource zone from part of PIN 018-0713-2643-001 (24.471 ac) adjacent to a proposed building site on **Conservation Rd**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2070-22 – Justin Thiede:** Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, Town of Koshkonong, on PIN 016-0614-3113-000 (15.63 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4442A-22 – James & Karen Larson:** Rezone PIN 026-0616-2511-001 (1.422 ac) to create a new building site at the intersection of **Northey Rd & County Rd Z** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2071-22 – Andrew Bauer:** Conditional use to modify CU1494-08 and allow a kennel for up to 30 dogs; 20 owned by the Bauers with potential for 10 more boarded at **W2193 Staude Rd** on PIN 026-0616-0744-000 (1.639 ac). The Town of Sullivan property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**8. Adjourn**

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed, and the meeting adjourned at 10:13 a.m.

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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 the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

*A digital recording of the meeting will be available in the Zoning Department upon request.*

**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, October 20, 2022

**TIME:** 7:00 p.m. (Doors will open at 6:30)

**PLACE:** **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, 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: October 20, 2022, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>  
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 Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom was Lindsey Kjendlie.

**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 Nass/Poulson to approve the agenda as presented. 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 on Thursday, October 20, 2022, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE**, 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 of Jefferson County 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.

Final action on only the rezoning amendments will be made by the County Board of Supervisors on November 15, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on October 31, 2022.

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

**R4442A-22 – James & Karen Larson:** Rezone PIN 026-0616-2511-001 (1.422 ac) to create a new building site at the intersection of **Northey Rd & County Rd Z** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Larson (1560 E Gate Dr, Watertown, WI) presented himself as the petitioner for this rezone. Larson explained the request to change the zoning to build a home. Larson spoke of plans to raise the home up substantially and to add fill.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about the property previously being a substation. Larson confirmed this fact and added that the gravel had been excavated into piles but there are some wires and leftover posts that are planned to be dug up. Larson also noted that the site had passed for a septic system.

**TOWN:** In favor.

**R4443A-22 – Cheryl Jarrett:** Create a 1.75-ac building site from part of PIN 018-0713-2643-001 (24.471 ac) along **Conservation Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeremy Rossi (N6493 Shorewood Hills Rd, Lake Mills, WI) spoke on behalf of the petitioner. Rossi explained the request to create a buildable site with an outlot and run an easement through the property to connect to the proposed natural resources zone.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** Supervisor Nass asked for a revised map with the proposed 20' easement included. Nass stated they would need the revised map to make a decision.

**STAFF:** Given by Zangl and in the file. Zangl referenced the surrounding floodplain area of the property.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

**R4444A-22 – Cheryl Jarrett:** Create a 2.22-ac Natural Resource zone from part of PIN 018-0713-2643-001 (24.471 ac) adjacent to a proposed building site on **Conservation Rd**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeremy Rossi (N6493 Shorewood Hills Rd, Lake Mills, WI) spoke on behalf of the petitioner. Rossi explained the request to create a buildable site with an outlot and run an easement through the property to connect to the proposed natural resources zone.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl questioned the intent on whether to separate the proposed natural resources zone. Rossi explained the proposed 20' easement because of the lack of 66' of frontage and access for the lot to the road.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2069-22 – Lindsey Kjendlie:** Conditional use to modify CU1294-07 and CU1592-09 to allow daycare and boarding of up to 40 dogs under new ownership at **N4936 Popp Rd**, Town of Aztalan. The site is on PIN 002-0714-3433-000 (2.812 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Lindsey Kjendlie (W9122 London Rd, Cambridge, WI) presented herself as the petitioner. Kjendlie explained the request to continue the existing business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for an overview of the proposed business. Kjendlie confirmed the request for 40 dogs and that hours of operation would be Monday through Friday for daycare and boarding 7 days a week. There will be morning and afternoon drop off and pick up. Waste will be double bagged and put into the garbage. The property is 3 acres that is fully fenced in and will not be added onto because it's landlocked by surrounding farm field.

**TOWN:** In favor.

**CU2070-22 – Justin Thiede:** Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, Town of Koshkonong, on PIN 016-0614-3113-000 (15.63 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Justin Thiede (N2811 Monarch Ln, Fort Atkinson, WI) presented himself as the petitioner. Thiede explained the request to tear down an existing building in order to put up a new, larger building for cold storage.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** Supervisor Nass asked proposed size and height of the building and if there would be any bathrooms. The proposed size is 40' x 60' and 23' in height and there are no bathrooms being proposed.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**CU2071-22 – Andrew Bauer:** Conditional use to modify CU1494-08 and allow a kennel for up to 30 dogs; 20 owned by the Bauers with potential for 10 more boarded at **W2193 Staude Rd** on PIN 026-0616-0744-000 (1.639 ac). The Town of Sullivan property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dawn Bauer (W2193 Staude Rd, Helenville, WI) presented herself on behalf of the petitioner. Bauer explained the request for a boarding facility for up to 10 dogs and to keep 20 personal dogs for guiding, hunting, and breeding purposes.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** Supervisor Richardson asked if this request was an increase. Bauer said this is a request to increase from 12 dogs previously.

**STAFF:** Given by Zangl and in the file. Zangl asked about any proposed additional structures and waste disposal. There are no additional structures being proposed and waste is spread on the adjoining field on a weekly basis.

**TOWN:** In favor.

## **7. Adjourn**

Motion by Supervisors Foelker/Jacckel to adjourn the meeting. Motion passed 5-0, and the meeting was adjourned at 7:21 pm.

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.

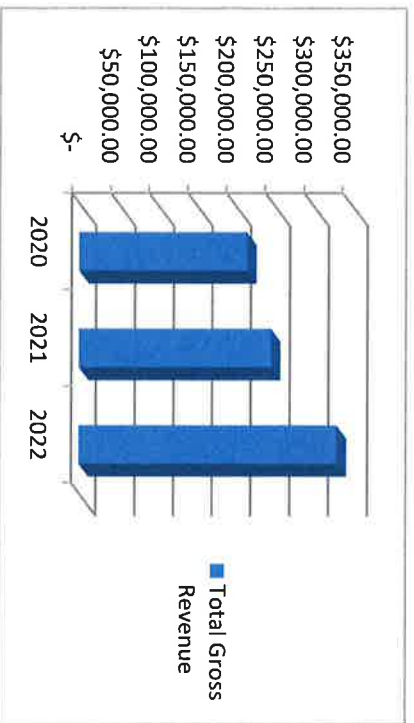
A digital recording of the meeting will be available in the Zoning Department upon request.



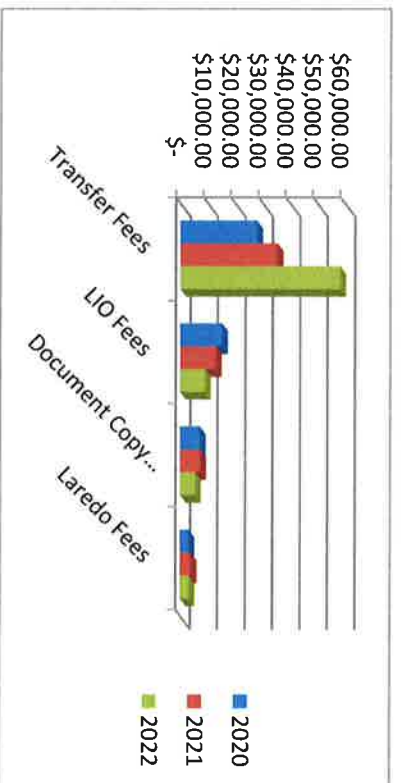
# Register of Deeds Monthly Budget Report

Sep-22

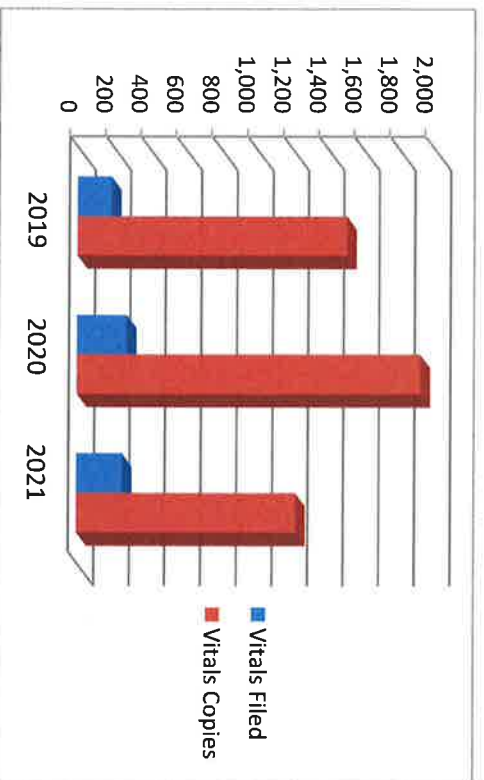
ROD Total Gross Revenues



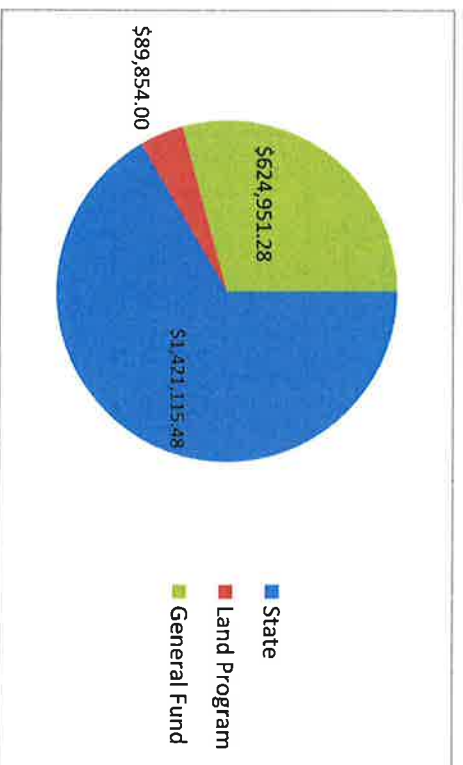
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Register of Deeds		September 2022		Output Measures	YR to Date Totals	Current Yr. Target %
Program/Service Description		2020	2021			
Documents Recorded		1,846	1,552	1,043	9,546	69%
Vital Records Filed		190	280	256	1,765	84%
Vital Record Copies		1,516	1,931	1,230	12,349	80%
ROD Revenue (Gross Total)		\$ 216,686.70	\$ 247,921.27	\$ 332,751.61	\$ 2,135,920.76	128%
Transfer Fees		\$ 27,926.88	\$ 35,452.44	\$ 58,328.58	\$ 328,041.12	182%
LIO Fees		\$ 15,327.00	\$ 13,091.00	\$ 9,109.00	\$ 89,854.00	83%
Document Copies		\$ 7,229.30	\$ 7,425.82	\$ 5,504.21	\$ 61,159.36	122%
Laredo		\$ 3,240.00	\$ 3,929.25	\$ 3,258.50	\$ 32,167.80	107%
ROD Revenue to General Fund		\$ 71,856.18	\$ 77,060.51	\$ 87,147.29	\$ 624,951.28	123%
Percentage of Documents eRecorded		68%	66%	67%	68%	66%
Budget Goals Met		Yes	Yes	Yes	Yes	Yes
Back Indexed		4,679	4,588	1,554	29,178	146%

**Wisconsin Register of Deeds Association:**

*We are currently working on legislation that pertains to the shielding of real estate records for pending federal legislation. for submitting documents statewide.*

*I will be doing a presentation on Daniel's Law at the Treasurer's conference in October.*

**Register of Deeds Office:**

*The staff continues to work on back indexing documents for easier access. We have also contracted with Fidlar Technologies to back index more documents.*

**Wisconsin Counties Association Board of Directors:**

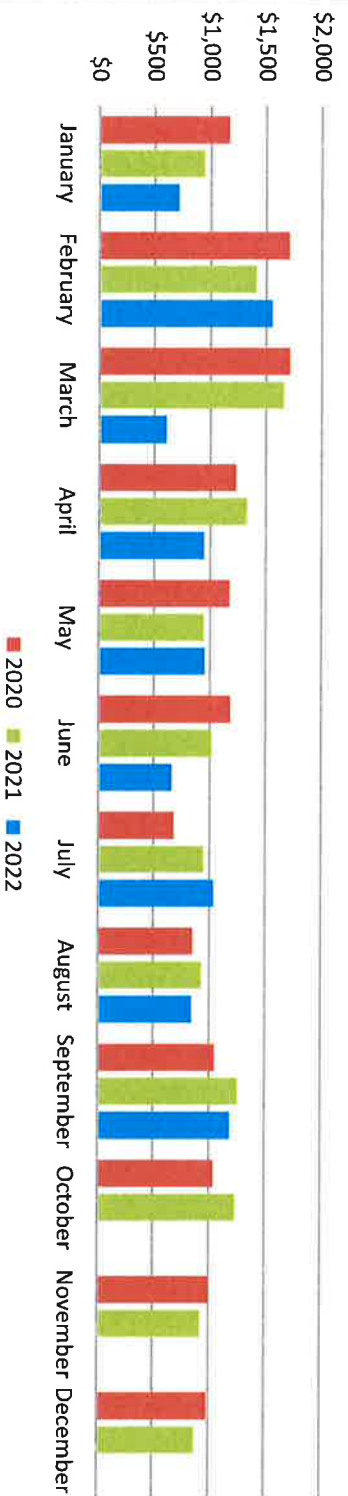
*WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.*

**Wisconsin Public Records Board:**

*I am working with the WI Public Records Board, the WI Historical Society, our county staff as well as representative across the state to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of several counties.*

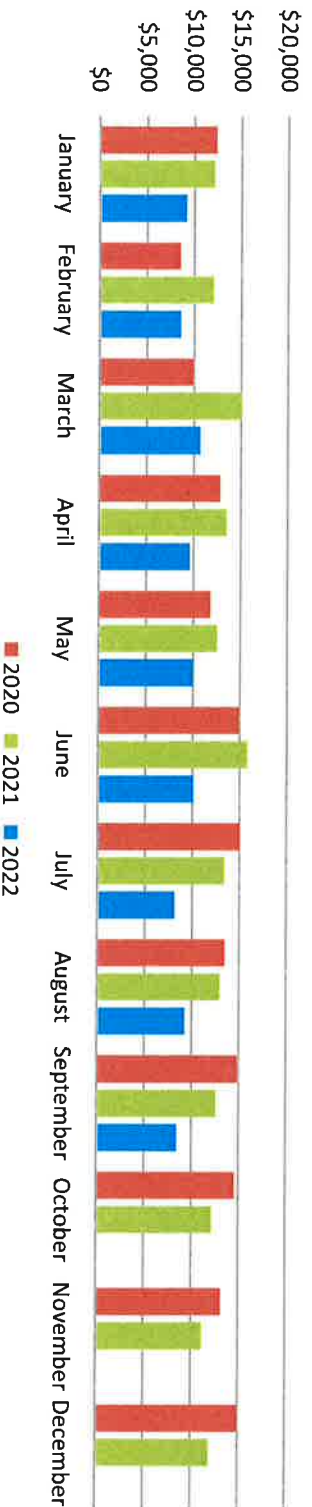
# Land Information Monthly Revenue Report September 2022

## Land Information Office Remote Access and Map Sales



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
706	1,551	597	940	952	652	1,033	838	1,185	0	0	0	8,454	15,100
													56.0%

## Land Information Program Retained Fee Revenue



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
9,136	8,536	10,624	9,544	9,960	10,064	8,112	9,216	8,424	0	0	0	83,616	112,000
													74.7%



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**10-28-2022**

	RF	WFG	OP	PFC	MC	ESS (	STF	FOAS	FAA	FPFC	SRTWP	ZOF	Refunds	2022 Totals	2021 Total
MTH	1.239022	7102.421001	12901.432099	12901.451002	12901.472003	12901.432002	12901.458010	12901.458015	12901.458014	12901.458001	12901.458002	12901.441002			
Jan	480.00		13,901.00	411.81		3,675.00	250.00							18,717.81	19,215.63
Feb	420.00		10,240.00	87.09		2,775.00	200.00						680.00	13,722.09	15,460.33
Mar	930.00		13,971.00	168.00		5,875.00	500.00						30.00	21,444.00	28,398.54
Apr	540.00		15,755.00	107.09		4,375.00	1,200.00						830.00	21,977.09	21,258.08
May	810.00		11,585.00	7.08		7,550.00	550.00						250.00	20,502.08	22,440.48
June	720.00		13,565.00	19.17		4,875.00	950.00							20,129.17	21,270.25
July	390.00		13,820.00	7.08		4,750.00	550.00						300.00	19,517.08	16,898.54
Aug	690.00		14,570.00	38.13		5,925.00	800.00							22,023.13	21,952.09
Sept	570.00		11,725.00	5.54		4,850.00	700.00							17,850.54	19,285.34
Oct	480.00		12,770.00			5,425.00	1,200.00							19,875.00	18,850.63
Nov															17,147.29
Dec															12,577.50
Total	6,030.00		131,902.00	850.99		50,075.00	6,900.00						2,090.00	195,757.99	234,754.70

2021 Actual Zoning Deposit: Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD: \$195,757.99



## **RESOLUTION NO.**

### **Authorizing Entering Into a Contract with Pictometry International Corp. for Oblique and Aerial Imagery in the Spring of 2023**

#### Executive Summary

Digital aerial photography funded by the Land Information Program has been a valuable tool for mapping, planning, zoning, land and water conservation, parks, public safety and other government functions throughout the County. Jefferson County contracted with Pictometry International Corporation in April and June of 2008 and Spring of 2018 to take oblique and overhead imagery county-wide. Contracting with Pictometry International Corporation for 2023 imagery would maintain continuity of GIS integration tools and other software programs and applications developed to access and utilize the historical oblique imagery. Based on the unique services provided by Pictometry International Corporation and the desire to maintain continuity there were no other proposals solicited for this project. Jefferson County is also partnering with local municipalities to offer increased coverage within their jurisdictions.

The Land Information Council met on July 21, 2022, and recommended funding a 2023 flight of Pictometry and aerial photography. In addition, acquiring Pictometry data and aerial photography is a project outline in the 2021 Land Information Plan and approved utilization of Land Information Funding. The Planning & Zoning Committee met on October 31, 2022 and recommended forwarding this resolution to the County Board for approval to contract with Pictometry International Corporation for oblique and overhead imagery in the spring of 2022.

---

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, oblique imagery of Jefferson County will provide information on land features and structures that can be used to update the county land use inventory for updating the County Comprehensive Plan as well as numerous other county and local governmental uses, and

WHEREAS, Pictometry imagery was contracted for in 2008 and 2018 through Pictometry International Corporation, and

WHEREAS, Pictometry International Corporation has developed integrated tools currently used by Jefferson County and continuing to contract with Pictometry International Corporation will allow Jefferson County to maintain continuity with GIS applications to access oblique imagery from 2008, and

WHEREAS, the Land Information Plan includes acquiring Pictometry and aerial imagery as a desired project, and

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors does hereby authorize the County Administrator to enter into a contract with Pictometry International Corporation, to acquire new aerial and oblique imagery in the spring of 2023 at a cost

of \$115,000 and for the County Administrator to enter into a Memorandum of Understanding with local municipalities who wish to partner with Jefferson County to receive higher resolution imagery throughout their municipality.

*Fiscal Note: The Wisconsin Land Information Program Grant will fund \$70,000 of the project cost. The non-tax levy Land Information Program funded by a portion of the document recording fees in the Register of Deed's Office will fund the remaining amount of the project. The City of Lake Mills, Watertown and Whitewater will be charged for the cost of higher resolution imagery throughout each City at a per square mile rate.*

Ayes\_\_ Noes\_\_\_\_ Abstain\_\_\_\_ Absent\_\_\_\_ Vacant\_\_\_\_



**Gallitz Grading Inc**  
**N6131 Cty Rd Y**  
**Johnson Creek WI 53038**  
**920-699-9347**

October 7, 2022

RE: Parcel 008-0715-3512-002 W3081 Bakertown Rd., James & Melissa  
Thoma

TO: Jefferson County Zoning Board

In reference to the above parcel, that property has been soil tested for a mound system. There is also a personal workshop with a bathroom on the property. To connect the shop bathroom to the house septic tanks would be approximately 225' away to pipe the house septic system. The usage from the shop building will be less than 10 GPD and I would like to propose to install a 2000 gal. Holding tank for the shop. It would eliminate a long building sewer and would be eliminating having to pipe around the proposed mound site and also eliminate the possible need for a double pump. The building would likely need a second pump to get sewage from shop to house septic tank. With a 225' building sewer, there also would be a chance of freezing on a long building sewer with very minimal use in winter.

Thank you.

Thomas E. Gallitz  
MPRS 227300

LEVAK

SOIL TESTING

Signature: \_\_\_\_\_

MPRS / CST #223322

Date: \_\_\_\_\_

Levake Soil Testing  
P.O. Box 568  
Lake Mills, WI 53551

System Elevations: See

Benchmark:  $\Delta = 100.0'$

At top of metal Culvert

Boring Elevations: B1 = 100.2'  
B2 = 100.1' B4

Note: No Wells Within 50' Of Test Site.

Property Owner: Cedar Home Farms

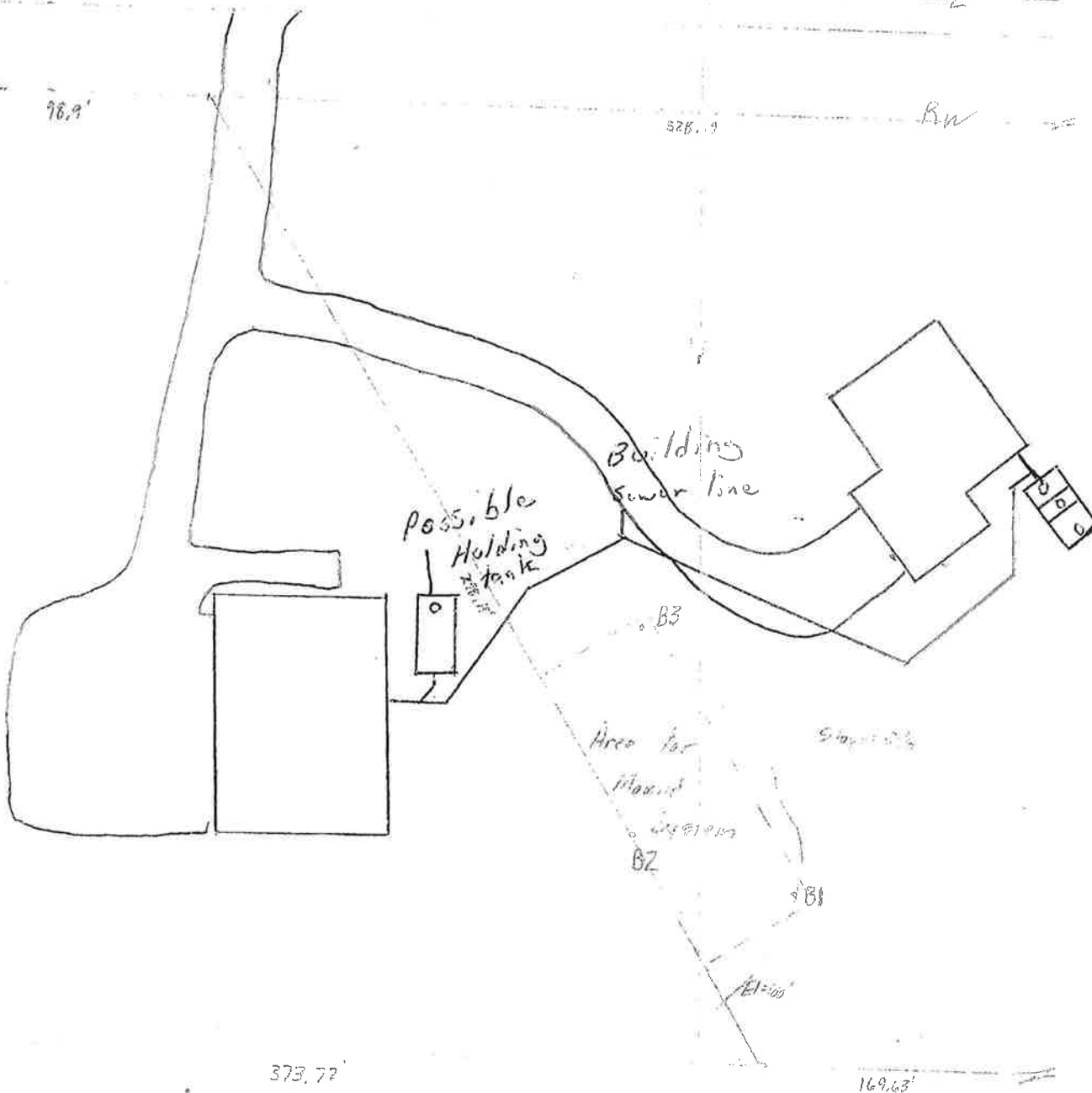
Scale: 1" = 40'

Property Location: NW 1/4, NE 1/4, S25, T7N, R15E

Town of Farmington

008-0715-3512-000

BM  $\Delta$



## Deb Magritz

---

**From:** Brian Knox <knoxmcclaren@gmail.com>  
**Sent:** Wednesday, October 26, 2022 8:05 AM  
**To:** Deb Magritz  
**Subject:** Re: Ixonia storage site

**This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS**

Morning Deb - My understanding is that Ray Ross originally proposed 6 buildings, a total of 61,000 SF all of which were 10'x20' units which would create approx 305 storage units. I believe the 190 you are referring to is limited to the first 3 buildings Ray proposed to build, not the entire development. I hope this helps, but happy to discuss further.

Thanks  
Brian

On Tue, Oct 25, 2022 at 2:11 PM Deb Magritz <[DebM@jeffersoncountywi.gov](mailto:DebM@jeffersoncountywi.gov)> wrote:

Hello Brian,

I am gathering information for our Planning and Zoning Committee meeting on October 31, and in the process printed out Mr. Ross' original request and our Committee's approval. He asked for six buildings to include 190 units. Your narrative dated October 12, 2022 mentioned eight buildings with 238 units, but stated that there would be fewer units overall than originally requested. Would you clarify this for me please?

*Deb Magritz, Administrative Specialist*

*Jefferson County Zoning*

*920-674-7131*

**We have moved! Our office is temporarily in the Jefferson Area Business Center /Woolen Mills (222 Wisconsin Dr, Jefferson), while the County Courthouse is being renovated. We expect that we will be at this location until fall of 2023.**

\*\*\*Please note that my new email address is [knoxmcclaren@gmail.com](mailto:knoxmcclaren@gmail.com)\*\*\*

Both [@me.com](mailto:@me.com) and [@icloud.com](mailto:@icloud.com) accounts will be suspended permanently

## Deb Magritz

---

**From:** knoxmcclaren@gmail.com  
**Sent:** Wednesday, October 12, 2022 3:37 PM  
**To:** Deb Magritz  
**Subject:** Ixonia Storage Site  
**Attachments:** Ixonia Mini Revisions.jpg

This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

Deb – Thanks much for the follow up today.

The original developer, Ray Ross, for the storage site had planned for six buildings, each 40' wide and ranging from 200'-300' in length. On each endcap he intended to offer 10'x10' units and the rest would be 10'x20' units.

We have re-adjusted the site to accommodate a variety of unit sizes and fewer units overall. We intend to offer 8 buildings in total with 238 units.

18 – 14x50  
49 – 10x10  
120 – 10x20  
6 - 20x40  
11- 12x40  
34- 10x30

The biggest difference will be the height of the buildings. The highest of which would be to accommodate a 14' high garage door for RV's. Other than minor changes to the building layout, we intend to 59,260 SF building SF which is approximately 1800 SF less than originally planned. We also plan to have approx. 20,000 SF less impervious surface.

I am working to re-certify the previous storm water management plan and wet pond.

Access would remain off of North Ave. The existing 6 unit garage would be taken down.

We have been to the Town of Ixonia planning commission for a concept review and they seemed to be in agreement with the updated concept. We would apply the same conditions to this site as were applied previously.

Please let me know what questions you may have.

Brian McClaren

JR Safe Storage LLC  
N8466 North Rd.  
Ixonia

012-0816-2222-002  
CU1842-15

40- Roll up Doors 9'x8'

34-Roll up Doors 9x8

- Roll up Doors 9'x8'

6- 12' x 14' Sectional  
20- 9'x8' Rollups

20' Building Space

18- 12' x 14' Sectional

16- 9'x8' Rollups

11- 10' x 14' Sectional

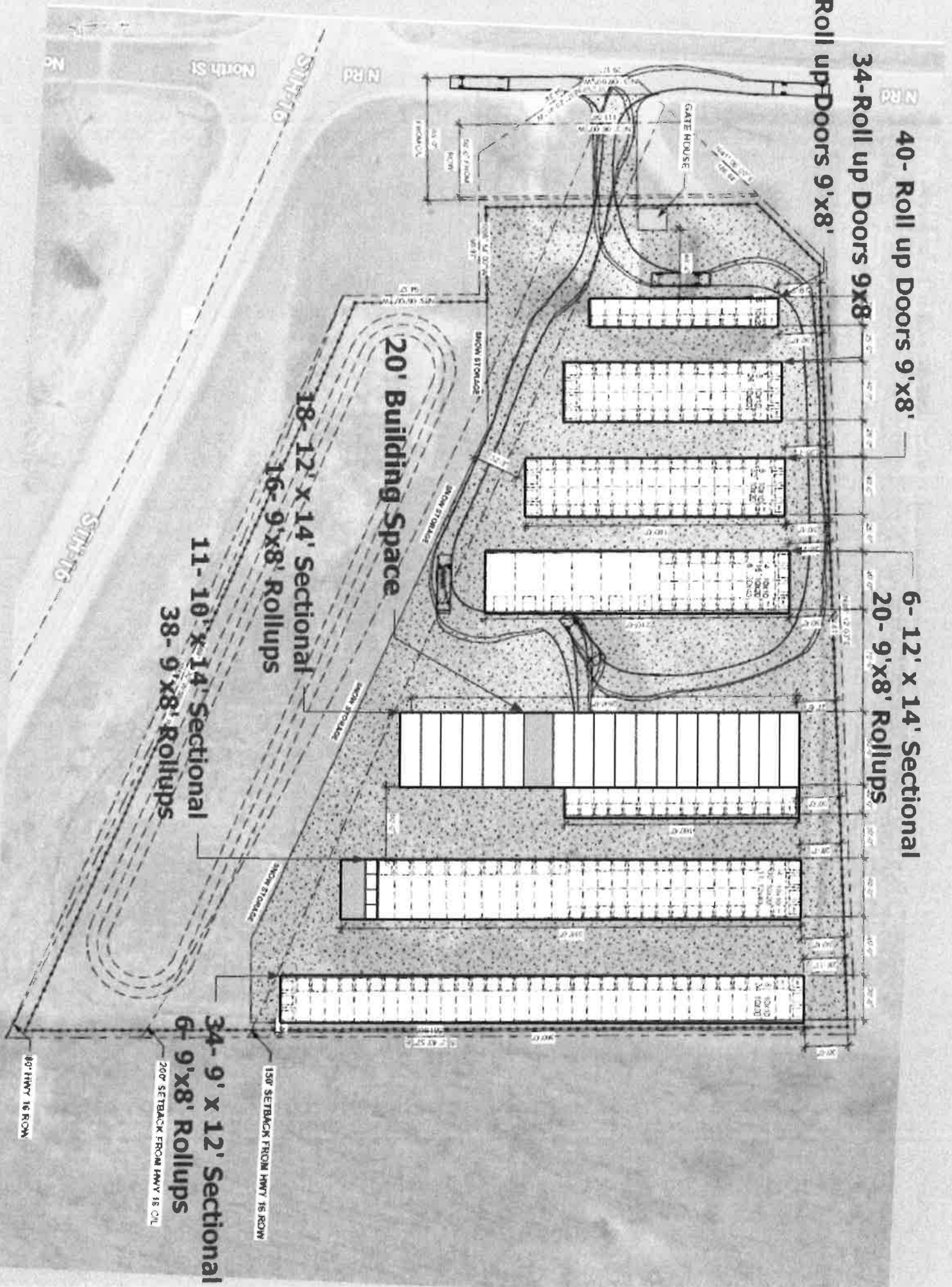
38- 9'x8' Rollups

34- 9' x 12' Sectional  
6- 9'x8' Rollups

200' SETBACK FROM HWY 15 C/L

150' SETBACK FROM HWY 15 ROW

80' HWY 15 ROW



June 7, 2015

Re: N8466 North Rd., Ixonia, WI 53036

We want to have the above property rezoned from A1 to A2 for the purpose of starting a secured self-storage business, based on the current demand of storage units needed. We want to place 6 buildings total in three phases for approximately 190 units, including handicap accessible units in each building.

Phase 1 will start at the receipt of Zoning changes and will consist of buildings #2 and #3. Depending upon how quickly they fill up, we will then begin on Phase 2.

Phase 2 will begin by constructing buildings #4 and #5 and will be within 1-3 years of completion of Phase 1.

Phase 3 will be constructing buildings #1 and #6 and would be completed within 1-4 years of Phase 2 becoming full.

For the existing structure we will renovate it into 6- 10'x30' units and an office for an on-site manager during normal business hours.

Building #1 will be built on top of the existing septic, which we plan to abandon and fill in per county regulations.

Our intent for the current well is to keep it functional for the purpose of lawn watering and building washing.

The mature trees are an asset and we will keep as many as possible. The facility will have a limited access gate at the driveway, and will be set back a distance from the road to assure there is adequate room for vehicles to be completely off of North Rd. The north and south sides will have a berm to help insure customers will have proper security.

An Engineer will be hired to insure all elevations and watershed will be properly executed.

We are on the Town of Ixonia Planning Commission Board meeting June 24, 2015 and pending their approval, we will then be on the agenda for the July 13<sup>th</sup> Town Board meeting. We would appreciate the County's help with expediting the County's process due to our offer to purchase the above address expiring on September 30, 2015.

Thank you for your time,  
Sincerely,

**COPY**

Ray and Janet Ross

NO OUTSIDE STORAGE TO BE PROPOSED.



**COPY**

}

**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE/COUNTY BOARD  
ZONING AMENDMENTS**

**I. FINDINGS OF FACT:**

Petition #: R3828A-15 Township: Ixonia  
Site Inspection Date: 07/14/2015 Hearing Date: 07/17/2015  
Petitioner Name: Raymond Ross  
Property Owner(s): Edgar Grosenick  
Property Location: N8466 North Road

**REZONING REQUEST:**

Rezoning from A-1 Exclusive Agricultural to A-2 Agricultural and Rural Business  
with a CU for mini-warehousing

PARCEL(S) (PIN#): 012-0816-2222-002 (5.76 ac)  
\_\_\_\_\_  
\_\_\_\_\_

PARENT PARCEL(S): *(See attached map)* PARCEL OF RECORD: *(See attached map)*

TOTAL CONTIGUOUS A-1 ACRES 5.76 ☒ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: None

LOTS AVAILABLE: Non Prime 3 or Prime 1

LOTS REQUESTED: Rezone entire parcel to A-2, Agricultural & Rural Business

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA  
☐ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

SOIL TYPES: Wa & LaB

Class I \_\_\_\_\_ % Class II 25 % Class III 75 % Class III Non-Prime \_\_\_\_\_ %

Class IV \_\_\_\_\_ % Class V-VII \_\_\_\_\_ %

Cropland 85 % Woods \_\_\_\_\_ % Fallow/Pasture \_\_\_\_\_ % Existing Yard 15 % Slope 2-6 %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: Agricultural and Wetlands

COPY

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

The majority of the lot is wetland type soils (WA) and very wet. Approved access required from  
the DOT as it appears they own the right-of-way around this property. See CUP for information  
about the proposed use.

TOWN BOARD RECOMMENDATION 07/20/2015 ☒ Granted ☐ Denied ☐ Tabled ☐ Not Received  
*Date*

**Note:** Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)



**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE  
CONDITIONAL USE PERMIT**

**I. FINDINGS OF FACT:**

Petition # CU1842-15 Township: Ixonia  
Site Inspection Date: 09/14/2015 Hearing Date: 09/17/2015  
Petitioner Name: Raymond Ross  
Property Owner(s): Edgar Grosenick  
Property Location: N8466 North Road

**CONDITIONAL USE REQUEST:** For mini-warehousing in a proposed A-2 Zone

**PARCEL(S)(PIN#):** 012-0816-2222-002 (5.76 ac)

**ADJACENT LAND USE:** Agricultural, Wetland and State Highway 16

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

Water proposed? Fences? Erosion Control? DNR stormwater permit (NR216)? Meet setback requirements? Back of property is part of DOT STH 16 right-of-way (confirmed with LIO). State Highway approval for change in use of access? Location of Office? Screening?

**TOWN BOARD RECOMMENDATION** 07/20/2015 ☒ Approval ☐ Denial ☐ Postponed ☐ No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

**II. CONCLUSIONS**

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED CONDITIONAL USE ☒ Complies ☐ Does Not Comply FOR THE FOLLOWING REASONS: This proposal meets Jefferson County Zoning Ordinance requirements.

**III. ORDER & DETERMINATION**

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Don Reese 2nd by: George Jaeckel Vote: voice vote, no object. Date: 9/28/15

**WITH THE FOLLOWING CONDITIONS:**

No outside storage is allowed. Lighting shall be directed away from Hwy 16. No water service is proposed-no sink, toilet or shower allowed. The Planning and Zoning Committee discussed screening for the property, but did not make screening a requirement.

Date: 10-19-15

Signature: Dr. Meff

## II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT \_\_\_\_\_ NONPRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_  
**FOR THE FOLLOWING REASONS:** This proposal meets Jefferson County Agricultural and Land Use Plan provisions, as well as Jefferson County Zoning Ordinance requirements.

☒ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

### DECISION

### III. ORDER & DETERMINATION

### DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: George Jaeckel 2nd by: Amy Rinard Abstained \_\_\_\_\_

Vote: voice vote, no objection Date: \_\_\_\_\_

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 9/28/15

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST

☐ RECEIPT OF AND RECORDING OF THE FINAL CSM

☐ EXTRATERRITORIAL PLAT REVIEW

☐ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☒ OTHER Petitioner must receive DOT approval of change in use for the access; the existing private on-site waste treatment system must be abandoned, and shall be reviewed by Zoning

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS  
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 10-15-15 SIGNATURE: DR Beff

**COPY**