

In the Matter Of:

JCPZC

PUBLIC HEARING EXCERPT 02172022

January 26, 2023



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JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
PUBLIC HEARING
ROOM 205, JEFFERSON COUNTY COURTHOUSE
311 CENTER AVENUE, JEFFERSON, WISCONSIN

Thursday, February 17, 2022
7:00 p.m.

****EXCERPTED PORTIONS ONLY****

Transcribed by:
Christine Aiello

J9255865-1

1 PLANNING AND ZONING COMMITTEE

2
3 George Jaeckel, Chair

4 Steve Nass, Vice-Chair

5 Blane Poulson, Secretary

6 Matt Foelker

7 Lloyd Zastrow

8
9
10 STAFF

11
12 Brett Scherer, Planning and Zoning Department

13 Sarah Elsner, Planning and Zoning Department

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PROCEEDINGS

(On the record)

(0:00 - 03:20)

CHAIR JAECKEL: And roll call, I will introduce the Committee. To my right, Steve Nass from the Town of Lake Mills; Matt Foelker from the Town of Hebron; Blane Poulson from the Town of Palmyra; Lloyd Zastrow from the Town of Concord.

To the left of me is Brett Scherer from the Planning and Zoning Department. In front of me is Sarah Elsner from the Planning and Zoning Department. And I am George Jaeckel, Planning and Zoning Committee Chairman, from the Town of Koshkonong.

Are we in compliance with the Open Meetings Law?

SUPERVISOR POULSON: We are, Mr. Chairman.

CHAIR JAECKEL: Thank you.

Approval of the agenda. Make a motion.

SUPERVISOR POULSON: I'll move.

SUPERVISOR FOELKER: Second.

CHAIR JAECKEL: All in favor?

SUPERVISOR POULSON: Aye.

SUPERVISOR NASS: Aye.

SUPERVISOR FOELKER: Aye.

SUPERVISOR ZASTROW: Aye.

1 CHAIR JAECKEL: Aye.

2 Motion carries.

3 The procedure we will follow tonight is
4 Mr. Scherer will read the petition, and the petitioner
5 will make his or her request and give their reasons. I
6 will then ask if there is anyone else here to speak in
7 favor of the petition and then if there is anyone here
8 to speak against the petition. Those speaking for or
9 against the petition need to give their names and
10 addresses and speak into the microphone since we are
11 recording the proceedings. After that, there will be a
12 chance for the petitioner to give the rebuttal. There
13 is no rebuttal for anyone other than the petitioner.

14 We will then accept questions from the
15 Planning and Zoning Committee and the Town Board will
16 then give its recommendation and/or decision. And
17 Mr. Scherer will read the staff report. All questions
18 must be directed to the Chair to prevent discussion on
19 the floor. If you wish to speak on a petition and your
20 reasons have previously been given by another speaker,
21 please mention that rather than repeating all the
22 reasons in the interest of saving time.

23 Decisions and recommendations on the petitions
24 will be made by the Committee on February 28th, and
25 amendments will be acted upon by the County Board when

1 it meets in March on the 8th at 7:00 p.m.

2 Mr. Scherer.

3 MR. SCHERER: Notice is hereby given and the
4 Jefferson County Planning and Zoning Committee will
5 conduct a public hearing on Thursday, February 17th,
6 2022, in Room 205 of the Jefferson County Courthouse,
7 Jefferson, Wisconsin.

8 Members of the public will be allowed to be
9 heard regarding any petition under consideration by the
10 Planning and Zoning Committee. Petitioners, or their
11 representatives, shall be present either in person or
12 via Zoom. Matters to be heard are petitions to amend
13 the official zoning map of the Jefferson County and
14 applications for conditional use permits. A map of the
15 properties affected may be obtained from the Zoning
16 Department, individual files, which include staff
17 finding of facts, are available for viewing between the
18 hours of 8:00 a.m. and 4:30 p.m., Monday through
19 Friday, except holidays.

20 If you have any questions regarding these
21 matters, please contact Zoning at (920) 674-7131.

1 (07:30 - 25:20)

2 MR. SCHERER: All right. R4379A-22 and
3 CU2108-22, Donald and Nancy Brunson, looking to create
4 a 7.4-acre A-2 zone around W1432 County Road B with a
5 conditional use for boat storage. The site is part of
6 PIN 006-0716-1642-000 in the Town of Concord. This is
7 in accordance with Section 11.04(f)7 of the Jefferson
8 County Zoning Ordinance.

9 CHAIR JAECKEL: Brunsons or their
10 representative.

11 MR. GROSS: Pete Gross, N5921 Jefferson Road,
12 Johnson Creek, Wisconsin. I've got the Brunsons to my
13 right and the representative for the Boat House, Dick
14 Heckel, to my left. But if you guys want to ask them
15 questions, they're here for that. In a nutshell, they
16 want to build an additional ten buildings adjacent to
17 the current buildings that they have on that community
18 zone, and it's all inside boat storage. The building
19 -- buildings will be identical in size to the ones that
20 they current have there.

21 CHAIR JAECKEL: Okay. Anyone else speak in
22 favor of this petition? Anyone else in favor? Anyone
23 opposed?

24 State your name and address and --

25 MR. KONLE: Dale Konle. I am presently the

1 Concord Town Chair. My address is N6240 Stonewood
2 Drive. That's Watertown, Wisconsin. And I'm a -- I
3 voted against it on the -- on the Town level, and the
4 reason is, it's inconsistent with our Town Plan. Our
5 Town Plan calls for just having buildings like this,
6 businesses inside the hamlet, and now this one is
7 outside the hamlet, so it's going to an A-2 zone. And
8 I think our Town Plan sort of offers that -- it was
9 worked on pretty hard -- it offers consistency. We've
10 followed it for quite a few years, like the last ten.

11 And this is the first time that we've had the
12 Board vote to violate that consistency. And I don't
13 know where we're going to go for the next people to
14 come, and which we've already had, because this sort of
15 opens up our whole Town as far as our plan goes because
16 it's directly against the plan. And so I think it's
17 been -- it's a pretty important issue for us is that
18 the consistency be held.

19 CHAIR JAECKEL: Okay. Thank you.

20 Anyone else against?

21 MS. WILLIAMS: Can you hear me?

22 CHAIR JAECKEL: Yeah.

23 MS. WILLIAMS: All right. Sally Williams
24 W2403 North Side Drive. As Dale said, it's not
25 consistent with our Town Plan. Our Town Plan states

1 that the Town will evaluate conditional use
2 applications in rezoning in relation to anticipated
3 impact on the Town's rural character and quality of
4 life, that the Town will establish -- limit
5 establishment of new businesses to the hamlet, and that
6 the Town will not support expansion of the hamlet.

7 I think the Town has done well accommodating
8 each of the requests in light of these criteria. We've
9 approved six such requests, two -- including two to
10 enlarge existing A-2 zones for longstanding businesses;
11 two small A-2 zones to allow for storage of
12 contractor's equipment so a resident homeowner could
13 store equipment for business operated on premises; and
14 two requests for agricultural uses.

15 We have consistently denied requests for new
16 commercial enterprises in A-2 zoning. Denials
17 including a wedding barn, landscape business with
18 operations and employees onsite, kennel, disc golf, and
19 a wrestling camp. Aside from its inconsistency with
20 the Town Plan and past decisions, the location of the
21 request makes it unsuitable.

22 When evaluating the initial proposal for the
23 Boat House, the Plan Commission considered that the
24 location was in the hamlet and that the land in
25 question was below the grade of the roadway. With this

1 in mind, and a request by the Plan Commission for
2 buffering to screen the development from road -- to
3 screen the development from the road and surrounding
4 properties, the Town approved the petition. The
5 requested screening has not been maintained, and I
6 would argue that the Boat House has not complied with
7 this aspect of the CUP.

8 Also, rather than being on lower ground, the
9 proposed locations of the new buildings is on a hill
10 above the residences to the north. A hilltop view of
11 ten large industrial-type storage buildings would
12 certainly have a negative impact for nearby existing
13 residential development. This is not an industrial
14 area. It's a rural community area.

15 So on those bases I would recommend denying
16 the request. If approved, I would ask that the
17 following conditions be attached to the CUP,
18 enforcement of a requirement to establish a mature
19 year-round green screen to obscure the entire
20 development from existing residences and conditions on
21 the type and brightness of nighttime lighting. The
22 five existing buildings have extremely bright lights,
23 which are on all night long. This is not an industrial
24 area. It's a rural community. Conditions to mitigate
25 nighttime light nuisance would be appropriate.

1 Additionally, I became aware today that
2 there's some traffic problems with the -- with the
3 facility, that the boats line up on the road and then
4 wait there to open the gate and go in, and that can
5 create a hazard for, you know, possible accidents.
6 Thank you.

7 CHAIR JAECKEL: Is there anyone else opposed?

8 MS. GARTZKE: My name is Karen Gartzke. I'm
9 here with my husband, Bob, and we live at W1363 County
10 Road B, which is directly across from this storage,
11 boat storage. We feel we are the ones that are most
12 affected if this is approved.

13 Two years ago we sold our large -- larger
14 country home and acreage to our daughter and son-in-law
15 on Highway F. We were thrilled to find a smaller home
16 on a one-acre lot for our retirement years near our
17 family. We had no idea how much traffic is on Highway
18 B and how many people turn around in our driveway.

19 We were not upset about the storage units
20 across the road. We thought they would take the boats
21 out in the spring and bring them back in the fall. We
22 were very, very wrong. All year long we are -- they
23 pull the boats out, and then they bring them back or
24 bring back different boats. I don't -- all day, all
25 week, all winter, all summer, all spring, all fall.

1 We were under the impression, you know,
2 people would take their boats there and store them for
3 the winter. I don't know why they're taking boats out
4 all the time, but today is another example. There were
5 three trucks with three large trailers with three
6 pontoon boats there on the road on Highway B, which is
7 very, very busy, and there were two or three cars
8 always lined up behind them, the people waiting to get
9 around. It's -- it's awful.

10 I don't know why they have to pull these
11 boats in and out all winter. I don't understand it.
12 First we thought they were just winterizing them, but
13 it's going on all -- you know, it's now February,
14 almost March.

15 So we are very opposed to it. I don't
16 understand, and now they want to triple the amount. So
17 can you imagine? It's already so busy, and then to
18 have, you know, three times the amount that they have
19 now. Also -- also, somebody has to stop and get out
20 and open the gate, so that blocks everything up, too.

21 So the Town ordinance -- or the Town Planning
22 Commission voted against it, four against, one
23 abstained to not approve this. So I don't know -- I
24 don't understand why it's already -- why it's gone to
25 the County if they have not approved it. I -- I mean,

1 I know the Town Board voted two -- two to one for it;
2 but shouldn't the Planning Commission, who wants to
3 keep this in, you know, the business or whatever in the
4 hamlet -- I mean, why -- I -- I don't know, but my
5 husband and I are very against it.

6 CHAIR JAECKEL: Thank you.

7 MS. GARTZKE: Thank you.

8 CHAIR JAECKEL: Anyone else opposed?

9 MR. BOUCHE: My name is Mike Bouche. I live
10 at N6451 County Road E. I guess I'm opposed to it
11 because I see all the traffic problems on Highway B, on
12 Highway E. People over by Valley Road where the --
13 their -- their trucks usually come down Highway E and
14 then -- or on -- on Valley Road and turn on B. It's a
15 very congested area already. Now, if we're going to
16 add that many more vehicles to get boats out there and
17 boats back and -- and stuff like that -- I moved out
18 there to live in the country, not live next to a
19 storage facility.

20 What's happening is these people are moving
21 out here to buy land to put their storage up, because I
22 can guarantee you, I used to live in the Village of
23 Summit, and they don't -- they're not allowing any
24 storage units being built. I don't know what it's like
25 to the north or to the west, but today I was just

1 driving by an eight-acre parcel in an industrial park
2 in Ixonia. There would be a perfect place for ten more
3 buildings. Thank you.

4 CHAIR JAECKEL: Anyone else opposed?
5 Petitioner -- oh, hold on.

6 MS. MILLER: I want to -- or my -- my name is
7 Kimberly Miller, N6240 Stonewood Drive, Watertown,
8 Wisconsin. I'm in the Town of Concord. I'm on our
9 Plan Commission. And I just wanted to give a bit of
10 perspective from that. We -- on the Plan Commission
11 level, we thought this was a straightforward no because
12 it diverged from our Town Plan, which we've always
13 followed. So we didn't contact neighbors or have
14 conversations or do some of the investigation that we
15 normally would, which we, you know, realized it
16 afterwards, we would have done differently.

17 And so since -- since this then was approved
18 -- you know, so the Town -- the Plan Commission did
19 turn it down. The County -- the Board voted to approve
20 it. However, we have since then become aware of
21 concerns, as spoken already, about the lighting, the
22 draining, and -- yeah, drainage, and then also the
23 traffic. So again, yeah, drainage, lighting, traffic,
24 and that the neighbors, you know, do have some
25 significant concerns.

1 And I guess I believe that if the -- if the
2 Town Board had been aware of these concerns at the time
3 when this had come before the Town Board, that the Town
4 Board might -- might very well have voted differently.
5 That it was -- that that vote was not, you know, kind
6 of both the Plan Commission and the Board, we had not
7 yet received any input from neighbors. So --

8 CHAIR JAECKEL: Anyone else opposed?

9 MR. OLIVERSON: My name is Larry Oliverson --
10 or Lawrence Oliverson on N6069 Colonial Drive,
11 Sullivan, Wisconsin. And I'd just like to request that
12 you deny, vote against this for all the reasons that
13 have already been listed, primarily focusing on the
14 consistency with what has been done in the past, both
15 on a County and on a Town level, and primarily on the
16 traffic situation, as well.

17 CHAIR JAECKEL: Thank you.

18 Anyone else?

19 MR. WILLIAMS: I'm Tom Williams, W2403 North
20 Side Drive in Concord. I -- I worked on the -- was a
21 volunteer on the original Town Plan ten years ago, and
22 I spent a couple years working on that plan. And I am
23 opposed to this as to -- diverging from the -- from our
24 plan. And we are currently going through rewriting
25 that, and I would just like to encourage the Committee

1 to take that -- take into consult -- into thought that
2 the Town Plan is -- it was easier to get around the
3 Town Plan than I think it should have been. And I'd
4 like to see that -- that the Town Plan does have some
5 teeth to it.

6 CHAIR JAECKEL: Anyone else opposed?

7 Petitioner has a rebuttal.

8 MR. GROSS: I would just like to say that I
9 did read the complete Comprehensive Plan for the Town
10 of Concord. They did adopt the A-2 zoning ordinance
11 with the County. And it was a long discussion at the
12 Town Board meeting, and there were several people there
13 that had input. They do have professional engineering
14 that are working on all the drainage issues, and they
15 did that on the prior one. There have been no
16 complaints about any of that.

17 This is the first I ever heard of anything
18 about any traffic issues. And at the Town Board level,
19 nobody said there were any complaints. I had never
20 heard of any complaints. I asked Matt if there were
21 any complaints about the Boat House. They run a class
22 operation. They did put the screening up. It was
23 young screening. It's still growing. And they're
24 willing to do whatever it takes to make sure that it's
25 done right.

1 And if you guys drive by and look at it,
2 you'll see it is done right.

3 CHAIR JAECKEL: Thank you.

4 Questions from the Committee? Seeing none,
5 staff and Town report.

6 MR. SCHERER: Yes, the petitioners are looking
7 to create a 7.4-acre A-2 zone from an A-1 zone at W1432
8 County Road B. With that being said, it is paired with
9 the conditional use, and that would be CU2108-22, which
10 is to allow for storage of nonfarm equipment, boat
11 storage, in a proposed A-2 zone near W1432 County Road
12 B.

13 I guess first off, where is the -- would
14 there be any employees onsite or a number of employees,
15 nothing? Is it self-storage?

16 MR. HECKEL: (Indiscernible).

17 MR. SCHERER: Oh, yeah, could you speak into
18 the mic, please?

19 MR. HECKEL: Richard Heckel, W358 N6745
20 Stonewood Drive, Oconomowoc. No, that would be
21 strictly for when we put them in and out. They do not
22 -- we do not have people there full time.

23 MR. SCHERER: Okay. Any bathrooms proposed
24 onsite at all?

25 MR. HECKEL: On the new proposal coming up,

1 not -- no.

2 MR. SCHERER: Okay.

3 MR. HECKEL: It's just strictly storage.

4 MR. SCHERER: And then what's your proposed
5 hours where you would be operating at?

6 MR. HECKEL: The only time they go in and out
7 is during the 8:00 to 5:00.

8 MR. SCHERER: Okay.

9 MR. HECKEL: It's strictly not on Sundays,
10 yeah.

11 MR. SCHERER: Okay. Monday -- Monday through
12 Saturday, okay. Any signage proposed at all?

13 MR. HECKEL: No.

14 MR. SCHERER: Nothing?

15 MR. HECKEL: I can say sometimes -- I -- I
16 shouldn't say -- when it gets busy in November, we may
17 do a Sunday morning run or whatever, but only usually
18 it's a morning run.

19 MR. SCHERER: Okay. And then going off that,
20 any lighting proposed on these buildings at all?

21 MR. HECKEL: Whatever you guys would propose.
22 I mean, we're not opposed to anything. We just have
23 the standard like --

24 MR. SCHERER: Dawn to dusk?

25 MR. HECKEL: -- dawn-to-dusk lights --

1 MR. SCHERER: Okay.

2 MR. HECKEL: -- like anybody else has out
3 there on any buildings.

4 MR. SCHERER: And then can you just give me a
5 little, I guess, an overview of like your business
6 plan? Is it just boats you're strictly storing? Is it
7 anything else?

8 MR. HECKEL: No, it's strictly boats.

9 MR. SCHERER: Okay.

10 MR. HECKEL: We're in a boat dealership with
11 -- with (indiscernible).

12 MR. SCHERER: And then for the ten buildings
13 that you're proposing, when will -- when will you build
14 them? Is it all going to be at once? Is it going to
15 be a staggered?

16 MR. HECKEL: No, it would be a severe
17 staggered stanch around this one. If we get lucky in
18 the next year or two, we'll get a couple up. And then
19 -- well, after that depending on the financial side of
20 it --

21 MR. SCHERER: Perfect.

22 MR. HECKEL: -- the business. It's not --

23 MR. SCHERER: Thank you.

24 MR. HECKEL: -- all at once.

25 MR. SCHERER: Perfect. Thank you.

1 And then just a note, too, in the file, we do
2 have a couple letters of opposition. We have about 40
3 signatures for in opposition of the conditional use,
4 basically the gist of it that it's violating Concord's
5 Town Plan and it's not -- and it's inconsistent with
6 the Town Board's decision.

7 We also have another letter from Lawrence
8 Oliverson, basically stating the same thing, that it's
9 inconsistent with the Town of Concord's Plan. And we
10 also have another letter in opposition from Marian
11 Speerless, same gist, with the plan of Concord, that it
12 doesn't fit the plan at all. And lastly, we've got
13 another letter in opposition from Sally Williams, the
14 Town of Concord, the same gist, that it -- it is not
15 consistent with the Town of Concord's Comprehensive
16 Plan. And the last letter in opposition is from
17 Kimberly Miller on the Plan Commission, and a similar
18 stance on that.

19 All these letters are available in the file
20 if anyone wants to look at them.

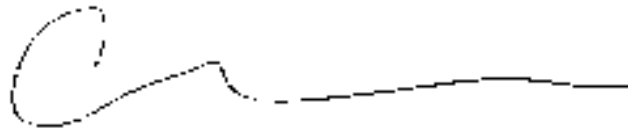
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I, CHRISTINE AIELLO, do hereby certify that I transcribed the audio, and that the foregoing is a true and complete transcription of the audio transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Blaine, Washington, this 15th day of February, 2023.



Christine Aiello

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