

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, April 15, 2021

**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: April 15, 2021 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:  
<https://zoom.us/meeting/register/tJEqdOqsqjvHNFILGg2jyHNucF1SRRu7ao5>

Meeting ID: 957 3344 0565  
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 Chairman Jaeckel at 7pm.
2. **Roll Call**  
All committee members except Supervisor Poulson were present at 7 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department.
3. **Certification of Compliance with Open Meetings Law**  
Zangl verified that the meeting was being held in compliance with open meetings law.
4. **Approval of Agenda**  
Motion by Supervisor Poulson and seconded by Supervisor Nass to approve the agenda as presented. Motion passed 5-0 on a voice vote.
5. **Explanation of Public Hearing Process by Committee Chair**  
Chairman Jaeckel explained the evening's proceedings.
6. **Public Hearing**  
Zangl read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on April 15, 2021, 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.

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

**R4306A-21 – Claude Klettke/Claude Klettke & William Wright Properties:** Rezone to create a 2-acre A-3 lot at **N3946 County Road N** in the Town of Jefferson from part of PIN 014-0614-1323-001 (1.72 ac) owned by William Wright, and from part of PINs 014-0614-1323-000 (17.358 ac) and 014-0614-1414-007 (1.065 ac), both owned by Claude Klettke. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Kannard (W1065 County Road CI) presented himself as the petitioner for this rezone. He said they are looking to do a 2-acre consolidation and to clean up the existing lot lines to make the garage conform. The petitioner also said 35-acres will be left after the consolidation and that the existing home was a replacement for the original.

**COMMENTS IN FAVOR:** Deb Schlarb (N3946 County Road N) commented in favor of the petition. She said she would be buying the home and is in favor.

**COMMENTS OPPOSED:** None.

**COMMENTS NEITHER IN FAVOR OR OPPOSED:** Deb Pettey (N3932 County Road N) asked how the acreage was chosen and how many animal units the property would have. Kannard explained that the acreage is being added to the existing home and is needed to make structures such as the garage conform with today's ordinances.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl explained the animal units allowed for the proposed split.

**TOWN:** In favor

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

**R4307A-21 – Sharry Conkle Green:** Rezone to create a 1.75-acre building site near **W3996 County Road Y** in the Town of Jefferson from part of PIN 014-0615-1633-001 (6.33 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Sharry Conkle Green (W3996 County Road Y) presented herself as the petitioner for this rezone. She said she wants to create a 1.75-acre building site.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl said that Jefferson County Highway Department Approved.

**TOWN:** In favor

**R4308A-21 – Arlyn Blomgren:** Rezone to create two A-3 building sites, one from PIN 018-0713-2443-003 (1.4 ac) and another from PIN 018-0713-2444-002 (1 ac) near the intersection of **State Rd 89 and Mansfield Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Theodore Hanson presented himself as the petitioner for this rezone. He said they are looking to rezone two lots from A-1 to A-3 for building sites.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl read a letter that was in opposition of the petition. Zangl also said that driveway access would have to be as far east on Mansfield Road as possible.

**TOWN:** In favor

### **FROM I, INDUSTRIAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4309A-21 – John & Michelle Mehring:** Rezone to create three new building sites south of **N252 County Road H** in the Town of Palmyra from part of PIN 024-0516-3342-001 (18.46 ac). The proposal is for two lots of 1.5 ac each, and one lot of 1.1 ac. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Mehring and Michelle Mehring (714 S. Third Street) presented himself as the petitioner for rezone. The petitioner is looking to create 3 building sites for homes. He said currently it is zoned industrial, and currently they have storage units on the property.

**COMMENTS IN FAVOR:** None.

#### **COMMENTS OPPOSED:**

Weenonah Brattset (N2437 Brattset Lane) was opposed to the rezone. Brattset read a written letter in opposition. Brattset with the Town of Palmyra, said the town was misinformed by the petitioner. Brattset wants the petition denied or sent back to the town.

Ann Korman (S91W3901 Highway 59) was opposed to the rezone. Korman said she works for the DNR and explained the Kettle Moraine management. Korman explained the environmental, recreational and historic significance of the Kettle Moraine. Korman went over the Agricultural Preservation Plan and how the proposed rezones would not fit the plan.

Richard Natrop (W1466 South Shore Drive) was opposed to the rezone. Natrop said he agreed with Brattset and Korman.

Peter Duerkop (N4166 W. Water Street) was opposed to the rezone. Duerkop said he agreed with Korman. Duerkop said the proposed rezones are where important environmental corridors are. He also said, that the decision should follow the Agricultural Preservation Plan.

Jerome Converse was opposed to the rezone. Converse said he maintains the trails in the Kettle Moraine. Converse said he agrees with Korman. He is concerned with the homes close to the areas where controlled burns take place for management reasons. He also said that area gets a lot of foot traffic.

Paul Mortorell (2045 248<sup>th</sup> Street) was opposed to the rezone. He said he enjoys the Kettle Moraine and agrees with the other speakers. Mortorell said he wants to see the Comprehensive Plan and Agricultural Preservation Plan followed. Mortorell said he wants the area to be preserved and he also read a letter in opposition from his father.

Siena Muehlfeld (201 E. Main Street) was opposed to the rezone. Muehlfeld said she lived in Palmyra and does not want to see excavation and deforestation in the area. She said he would affect tourism negatively.

**REBUTTAL:** John Mehring said he had complied with all the town's requests. He also said he reached out to the DNR, but had trouble making contact. Mehring said he is looking at the sites for his family, he also said the area is zoned Industrial and thought homes would be a better option than normal industrial use. Mehring said the lots are compacted and no clear cutting will take place. He also said the slopes were man made, and not natural.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl said that even with Industrial Zoning, it still follows the Agricultural Preservation Plan. Zangl also said, that Jefferson County Highway Department would grant access with permits and conditions that would have to be met.

**TOWN:** In favor

### CONDITIONAL USE PERMIT APPLICATIONS

**CU2069-21 – John & Michelle Mehring:** Conditional use request for an event facility/conference center/banquet hall in the existing A-2, Agricultural & Rural Business and Industrial zones at **N254 County Road H**. The site is on PIN 024-0516-3342-001 (18.46 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Mehring (714 S. Third Street) presented himself as the petitioner for this Conditional Use. Mehring said he would be looking at using the old manufacturing buildings for a banquet/conference hall. The state approved the plans and he talked to the Fire Chief to put in a dry hydrant. He also said that the town would have access to the dry hydrant if needed.

**COMMENTS IN FAVOR:** Weenonah Brattset (N2437 Brattset Lane) said the town supports the Conditional Use.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked hours of operation? The petitioner said, the business would run Spring through late Fall. The business would operate Friday nights, Saturday and Sunday. Mehring said Friday and Saturday would be from 10am-12am. Sunday's hours would end at 9pm. Zangl asked about the bathrooms in the facility? The petitioner said they will have restrooms and the structure is climate controlled. Zangl asked about the lighting being used? Mehring said none for outdoors. Zangl asked about the parking plan and how it would work? Zangl also said Jefferson County Highway Department would like to see it further from the right-of-way. Mehring said they could push back the parking lot, and explained the operation's parking.

**TOWN:** In favor

**CU2070-21 – Robert & Lynn Soukup:** Conditional use request for an extensive on-site storage structure in a Residential R-1 zone at **W1158 South Shore Dr**. The site is on PIN 024-0516-2731-017 (1.013 ac) in the Town of Palmyra. This is in accordance with Sec. 11.02 and 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Matt Retzak presented himself as the petitioner for this Conditional Use. The petitioner is looking to put up a detached building to store a boat and have a loft for storage. The petitioner is also looking to have a bath and half shower. He said that they meet the impervious surface requirements for Jefferson County.

**COMMENTS IN FAVOR:** Richard Natrop (W1466 South Shore Drive) approved of the petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked what the size and height of the structure would be? The petitioner said the building will be 24ft x 30ft and the height would be 19 feet and 8 inches. Zangl asked

**TOWN:** In favor

**CU2071-21 – Mark Ebert:** Conditional use request to modify CU1754-13 and allow for expansion and renovation of the existing store at **W1795 Fox Rd**, and allow for a new 6,450 square foot greenhouse. This is on PIN 012-0816-0541-000 (26.008 ac) in the Town of Ixonia in an A-2, Agricultural & Rural Business zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mark Ebert (W1795 Fox Road) presented himself as the petitioner for this conditional use. The petitioner said he is looking to put up a 6,600 square foot greenhouse. Ebert said this would help with the long lines during the busy season and 8 to 10 registers would be in the greenhouse. Ebert said they are also looking at expanding the store for office space, storage, bathrooms and 2 to 3 registers to keep up with the business they are receiving.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None

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

**TOWN:** In favor

**Supervisor Nass moved to adjourn at 8:04 p.m., and was seconded by Supervisor Poulson. Motion passed 5-0 on a voice vote.**

**Minutes prepared by:** *Brett Scherer*  
Zoning/On-Site Waste Management Technician  
Jefferson County Planning and Zoning Department

### **Supervisor Poulson, Planning & Zoning Committee Secretary**

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 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)