

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, May 19, 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: May 19, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>
After registering, you will receive a confirmation email containing information about joining the meeting.

- 1. Call to Order**
-The meeting was called to order by Chairman Jaeckel at 7:00pm.
- 2. Roll Call**
- All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner 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**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, May 19, 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 June 14, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on May 23, 2022.

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

R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc: Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockman Lane) presented himself as the petitioner for this rezone and conditional use. Stade explained they are looking at having a cabinet shop at the farm. Stade said there is three existing buildings looking to be included with the split and they meet all setbacks of the proposed split.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

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

R4409A-22 – Tom Stade/Stade Auction Center, Inc: Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockman Lane) presented himself as the petitioner for this rezone. Stade said the A-3 lot would be for the son looking to be on the property of the wood working shop. The petitioner said they are looking to put a new home on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner if there is remaining A-1 Access? Stade said yes.

TOWN: In favor.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** 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 Road) presented himself as the petitioner for this rezone. Hartwig said he is looking at giving .5-acres to the neighbor to allow them to build a garage for storage of vehicles and other property.

COMMENTS IN FAVOR: Craig Jansen (W2912 County Road B) spoke in favor of the petition. Jansen said he would be buying the property and would be using the land to build storage for his vehicles and other property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home. Hartwig said the home is from the late 1800s.

TOWN: In favor.

R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties: Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Craig Meech (825 Birch Drive) presented himself as the petitioner for this rezone. Meech is looking to consolidate the farm after his father passed away.

COMMENTS IN FAVOR: Russel Meech spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home?

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2119-22- Kyle Pearson: Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Pearson (W3381 Piper Road) presented himself as the petitioner for this conditional use. Pearson said he has 5 kids and needs more space for vehicles and toys.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: A letter was sent in opposing the conditional use. The letter stated the structure would be larger than any of the nearby properties' structures.

REBUTTAL: Pearson said the structure would be used to store a boat, truck, and other things he would like to keep inside. He said this would prevent things from being left outside.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner for the size of the building? The petitioner the structure would be 2,048 square feet and 18' tall. Elsner asked the petitioner if there would be a lighting or bathrooms? The petitioner said no. Elsner asked the petitioner if it was all personal storage? The petitioner said yes, it was all personal property.

TOWN: In favor.

CU2120-22 – Saul Pechous: Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Saul Pechous (N2620 County Road D) presented himself as the petitioner for this conditional use. Pechous. The petitioner is looking to allow for online gun sales on the property. The petitioner said he is ATF approved and this is the last step to be official and legal.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner about the hours of operation? The petitioner said from around 10:00am- 5:00pm. Elsner asked the petitioner if the business I conducted inside the home? The petitioner said yes. Elsner asked the petitioner if public would be onsite. The petitioner said almost no one unless he personally knows them.

TOWN: In favor.

CU2121-22 – Jeff Powers: Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Powers (N605 Wishing Well Ln) presented himself as the petitioner for this conditional use. The petitioner is looking to allow for extensive on-site storage on his property. The petitioner said the building would be 1,500 square feet. The petitioner also said it would be for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the size and height of the structure. The petitioner said the structure would be 1,500 square feet with a peak height of 16.4 feet. Elsner asked if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be anything stored outside? The petitioner said no. Elsner asked the petitioner if there would be any outside lighting? The petitioner said there may be a security light, but there are also town restrictions on lighting that he will meet.

TOWN: In favor.

CU2122-22 – Marianne Schulz: Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Marianne Schulz (W691 County Road CI) presented herself as the petitioner for this conditional use. Schulz is looking for a conditional use for boarding of dogs. Schulz said there are fences and stalls existing already.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner what the hours of operations are? The petitioner said there is no set hours, and everything is done by appointment for drop off and pick up. Elsner asked the petitioner for the maximum number of dogs to be boarded? The petitioner said 15. Elsner asked the petitioner on how the waste would be disposed of? The petitioner said it would be composted with the horse manure.

TOWN: The Town of Palmyra and Town of Sullivan are both in favor.

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Stephen Zillmer (N8754 Jefferson Road) presented himself as the petitioner for this conditional use. Zillmer is looking to build a 672 square feet structure for storage space and a workshop. Zillmer said he would be storing a car, gardening items and other outdoor equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner if it was for personal? The petitioner said no public or business would be conducted. Elsner asked the petitioner the size and height of the structure? The petitioner said 24 feet by 28 feet with a height of 14 feet. Elsner asked the petitioner if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be any outdoor storage? The petitioner said no.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:27 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

7. Adjourn

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

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 appropriate arrangements can be made.

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

Additional information on Zoning can be found at www.jeffersoncountywi.gov