

**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, March 10, 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, March 10, 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 7 p.m.

**2. Roll Call**

All Committee members were present at 7 p.m. Also in attendance were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom were Kenneth Christenson and Heidi Kabat.

**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 Chairman Jaeckel 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, March 10, 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.

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

**R4391A-22 –Jeanette C Poulson Family Trust:** Create a 4.71-ac lot around the home & buildings at **N795 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-2713-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kyle Poulson (N683 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Poulson explained the request is for a farm consolidation to chunk it off from the rest of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about the age of the home and if there is access for the remaining A-1 land. The house was built around 1900 and Poulson noted there is access for the A-1.

**TOWN:** In favor.

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

**R4392A-22 –Jeanette C Poulson Family Trust:** Rezone approximately 2.8 ac of PIN 024-0516-2742-000 (37.8 ac) to add it to an adjoining 2.2-ac A-3 zoned lot at **N683 Tamarack Rd**, Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kyle Poulson (N683 Tamarack Rd, Palmyra, WI) presented himself on behalf of the petitioner for this rezone. Poulson explained the request is to join more land to an existing lot, which they have owned for 28 years.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4393A-22 – James E Gilbert:** Create a 2.47-ac building site **at the intersection of Bakertown Rd and Pioneer Dr** from part of PIN 006-0716-2942-000 (40.703 ac), Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Gilbert (N5607 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. Gilbert explained the request to take a 2-acre split from their 120 acres to build a ranch style home in the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4394A-22 – Richard Helman:** Create three new building sites, one of 1.9 ac and two of 1.89 ac, all on **Switzke Rd** in the Town of Farmington from part of PIN 008-0715-0432-004 (5.6 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Helman (N6982 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Helman explained the request to develop lots north of the existing farmhouse, and that one of the lots would be for his kids to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked Helman to explain why the lots should be considered non-prime and the steep slopes on the property. Helman explained that the surveyor assured there is plenty of space to build a home towards the road and away from the steep slopes. The back area of the lots wasn't farmed in the past, and instead used for pastureland and now that area is heavily wooded.

**TOWN:** In favor.

**R4395A-22 – Connie & Jerry Wolf/Jay & Deloris Kogle Trust Property:** Rezone approximately 1.5 ac of PIN 022-0613-3122-002 (15.443 ac) to add it to an existing adjacent A-3 zone owned by the Wolfs at **N2803 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Connie Wolf (N2803 County Road C, Cambridge, WI) presented herself as the petitioner for this rezone. Wolf explained the request is to square off the lot line to the west and create more of a buffer between their property and any development in the future. The area is in non-prime soils and wooded.

**COMMENTS IN FAVOR:** A letter of support from Jay and Deloris Kogle was read and is included in the file.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also noted that the current home was built in 1992.

**TOWN:** In favor.

**R4396A-22 – Barry & Pauline Stephan:** Create a 2-ac lot around the home at **N4062 County Road E** from part of PIN 026-0616-1422-000 (33.965 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Barry Stephan (N4062 County Road E, Sullivan, WI) presented himself as the petitioner for this rezone. Stephan explained the request is to create a 2-acre lot around the existing house to separate from the farmland to keep in the family.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about the age of the home and if there is access for the remaining A-1 land. The house is approximately 80 years old and there is access for the A-1.

**TOWN:** In favor.

**R4397A-22 – Heidi Kabat & Wayne Meier/RNH Trust Property:** Create a 3-ac lot around the home at **N7691 Newville Rd** in the Town of Waterloo from part of PIN 030-0813-3321-001 (30.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Heidi Kabat (N6099 Ziebell Rd, Jefferson, WI) presented herself as the petitioner for this rezone. Kabat explained the request to split off the existing home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about the age of the home. It was built in the 1900's and replaced in 1971.

**TOWN:** In favor.

**R4398A-22 – Heidi Kabat & Wayne Meier/RNH Trust Property:** Create two new 1-ac building sites from part of PIN 030-0813-3321-001 (30.25 ac) **near N7691 Newville Rd**, Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Heidi Kabat (N6099 Ziebell Rd, Jefferson, WI) presented herself as the petitioner for this rezone. Kabat explained the request to create (2) 1-acre building lots.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Kenneth Christenson (N7651 Toppe Rd, Waterloo, WI) spoke in opposition of the rezone request. Christenson spoke about concerns regarding driveway access, possible sight issues with the hill, and safety with school busses in the area. It also questioned why the proposed lots weren't moved further north. Christenson also had concerns regarding the size of the proposed houses, whether they will be single family homes or duplexes, and if the lots would pass for septic systems. Christenson then asked about the prime soils on the lots.

**REBUTTAL:** Kabat explained that they own over 102 acres, so they are allowed the proposed splits. Kabat also explained that the land is wet to the north, and the proposed lots were drawn up by the surveyor who believed they were being proposed in the best possible location.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl clarified that no camping, rec vehicles, etc. or duplexes are allowed in the proposed A-3 zones without special permits and approvals.

**TOWN:** In favor.

**R4399A-22 – Kyle Skalitzky:** Create a 3-ac lot around the home & buildings at **W8968 Kenny Ln**, Town of Waterloo, from part of PIN 030-0813-1744-000 (38.859 ac) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** *\*No petitioner was present for this rezone petition\**

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM THE COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** N/A

### CONDITIONAL USE PERMIT APPLICATIONS

**CU2111-22 – Scott Construction Inc:** Conditional use for an update to an existing non-metallic mineral extraction operation in an A-1 zone at **W7161 County Road J**. The site is on PINs 014-0614-1921-002 (9.99 ac), 014-0614-1924-001 (38.852 ac), 014-0614-1931-001 (20 ac) and 014-0614-1923-002 (21.972 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kurt Wagner (E9827 County Road P, Wisconsin Dells, WI) presented himself as the petitioner for this conditional use. Wagner explained the request to update the existing conditional use before its expiration and noted the suggested provisions on file for this conditional use.

**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 hours of operation. The hours will be 9a-2p for blasting and normal operational hours will be 5a-7p, Monday through Friday and 5a-12p on Saturdays. Zangl also noted that a memo from Jefferson County Land and Water Conservation Department was included in the file for the reclamation plan for the pit operation. It was also then noted that there have been issues in the past no notice prior to blasting.

**TOWN:** In favor.

**CU2112-22 – David & Jean Anich Trust:** Conditional use for repair services in a Community zone at the **intersection of County Rd E and County Rd CI**, Town of Sullivan, on PIN 026-0616-3441-008 (0.504 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Anich (N2406 County Road E, Palmyra, WI) presented himself as the petitioner for this conditional use. Anich explained the request is to allow for maintenance and storage of personal vehicles and won't be used for the public. They are also proposing a 30' x 50' building for the maintenance and storage area. There may be a bathroom to be installed in the proposed structure in the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there will be any outdoor storage or any signs. There will be no outdoor storage and no signs. Zangl also noted that a variance was granted back in November of 2021 for reduced setbacks from the proposed building to the road(s)/lot lines.

**TOWN:** Town Board Members approved the request for a 5-year conditional use permit and an automatic 5-year renewal if the following conditions are met: 1. Notifying neighbors within ½ mile in advance of blasting to allow for a pre-blast survey if neighbors so choose and notifying of the actual date of blasting when it is determined; 2. Weed control along the property line of Scott Construction Inc. and Thomas Beane Property; 3. Obtaining a copy of liability wording Scott Construction Inc. has with the hired blasting company – have the liability included with the CU permit. Curt Backlund (W7131 County Road J, Fort Atkinson, WI) spoke on behalf of the Town of Jefferson and explained that there were no issues at the Town level, and they just want the conditions that they placed to be incorporated into the Committee's decision.

## **7. Adjourn**

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

**Minutes prepared by:** *Sarah Elsner*  
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.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov)***