

**MINUTES OF THE 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, January 19, 2023

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

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 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: January 19, 2023 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 except Supervisor Foelker. Also in attendance were Sarah Elsner and Brett Scherer from the Zoning Department. Attending via Zoom was Doug Lunde.

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/Nass to approve the agenda. Motion passed 4-0.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the process.

6. Public Hearing

Elsner read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 19, 2023, 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 a conditional use permit. 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 February 14, 2023.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on January 30, 2023.

FROM A-T, AG TRANSITIONAL TO RESIDENTIAL R-1

R4453A-23 – C Blair & Tracy Kransberger/BKTK Properties LLC, Owner: Rezone a part of PIN 028-0513-1943-057 (4.005 Ac) to create two, 0.46 acre residential lots on **Olson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance.

PETITIONER: C Blair Kransberger (W9466 Lake Drive) presented himself as the petitioner for this rezone. The petitioner is looking to create two lots for future use or family. The petitioner said he will have a sewer hookup.

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

R4454A-23 – Douglas Lunde: Rezone 1.54 ac of PIN 006-0716-0141-000 (35.934) to create a lot around the home at **N7055 Morgan Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Douglas Lunde (N7055 Morgan Road) presented himself as the petitioner for this rezone. The petitioner is looking to split off the farmhouse from the rest of the land to sell in the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked the petitioner the age of the home. The petitioner said the home was built in 1805.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4455A-23 – Scott M Kowalski: Create a 1.17-ac new building site from part of PIN 016-0514-3641-001 (40.455 ac) along **Old Hwy 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Scott Kowalski (N6417 Delaney Road) presented himself as the petitioner for this rezone. The petitioner is looking to build a new home. The petitioner said the extra acreage was forested area that was unbuildable and did not want to cut down for the home. The petitioner also said he was looking at building the home on the highest side of the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4456A-23 – Megan Plucinski/James & Lori Christensen Property: Create a 5-ac lot around the home and farm buildings at **W2290 State Road 106**, Town of Sullivan, from PIN 026-0616-3143-000 (23.99 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Megan Plucinski, James & Lori Christensen presented themselves as the petitioners for this rezone. The petitioners are looking to sell off the land and sell the property separately.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the year of the home. The petitioners said the house was built between 1967 and 1968

TOWN: In favor.

CONDITIONAL USE PERMIT

CU2076-23 – Laura Johnson: Allow a conditional home occupation for the purchase, sale, and repair of firearms in an A-3, Ag/Rural Residential zone at **W1230 County Rd CW**, Town of Ixonia, on PIN 012-0816-0322-001 (0.53 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Laura Johnson presented herself as the petitioner for this conditional use. The petitioner said she is looking to do a legal and safe firearms business on the property. The petitioner stated that the hours would be 8am to 8pm and there would be no shooting range on the property. The petitioner said there would not be an increase in road traffic or signage. She also satated that a business is already be run 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 what days the business would operate, the petitioner said it would be 7 days a week. Elsner asked if there would be additional employees? The petitioner said no. Elsner asked about parking and the petitioner said there is 5-10 spots on the property. Elsner stated that the conditional use would be for the property owner and not the property itself.

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:19 p.m. and was seconded by Supervisor Nass. Motion passed 4-0 on a voice vote.

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 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.