

NOTICE OF 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, March 16, 2023

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

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 SOUTH 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: March 16, 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 7:00p.m.

2. Roll Call

All members of the committee were present except Supervisor Foelker. Also present were staff members Brett Scherer and Matt Zangl. Attending via Zoom was Felix Jarczyk.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified that the meeting was being held in compliance with Open Meeting Law.

4. Approval of Agenda

Motion by Supervisor Poulson/Foelker to approve the agenda presented. Motion passed 4-0.

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 at 7 p.m. on Thursday, March 16, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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 April 11, 2023.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on March 27, 2023.

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

R4458A-23 – Austin Naber/Charles & Cathy Naber Property: Create a 1.38-ac building site from part of PINs 016-0514-3134-000 (38 ac) and 016-0514-3133-000 (33.76 ac) near **W7170 County Line Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Austin Naber (W7170 County Line Road) presented himself as the petitioner for the rezone. Naber explained they are looking to create a future building lot and shop.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner if there would be enough room for a septic system? The petitioner said yes.

TOWN: In favor.

R4459A-23 – Felix & Bonnie Jarczyk: Create a 1-ac building site from part of PIN 022-0613-1833-001 (35.98 ac) on **Rucks Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Felix Jarczyk (N4044 Majestic Circle) presented himself as the petitioner for this rezone. The petitioner said he is looking to build a lot in the southeast corner of the property. The petitioner is looking to build a new home for him and his wife's retirement and to pass on eventually. The petitioner also stated that the land is not fit for agriculture use and the north section is very wet for any plowing and mowing.

COMMENTS IN FAVOR: Nick Loniello was in favor of the petition. He is representing the petitioner as their attorney. He explained that the land was never used for agricultural use and most likely never will be. He also said that Felix has grown up in the area and wants to stay in the area.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked attorney Loniello if he would like to explain his nine-page memo that was submitted to the Planning and Zoning Department. Loniello explained the memo in more depth and why the rezone should be allowed.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2080-23 – Peter Gailloreto: Conditional use to sanction duplex use in an A-3 zone at **W3456 State Road 59**, Town of Cold Spring, on PIN 004-0515-2743-009 (2.64 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Peter Gailloreto presented himself as the petitioner for this conditional use application. The petitioner said he is looking to make the existing duplex legal. The petitioner said the duplex was created in 1992 and the septic was updated for 5 bedrooms in 2003.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

7. Adjourn

Supervisor Jaeckel moved to adjourn at 7:29p.m. and was seconded by Supervisor Poulson. Motion passed 4-0 on a voice vote.

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.

