

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, August 17, 2023
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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: August 17, 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

- Chairman Jaeckel, Supervisors Foelker and Supervisor Poulson were present at 7pm. Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also present was Matt Zangl and Brett Scherer 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/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

- 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, August 17, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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 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.

DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON AUGUST 28.

DECISIONS ON THE REZONINGS WILL BE MADE ON SEPTEMBER 12.

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

R4488A-23 & CU2100-23 – Daniel Simarron Tecalero & Paolo Rodriguez Perez: Rezone 3.7 acres of PIN 020-0814-2422-001 (10 ac) with conditional use for a recreational facility including pony rides, petting zoo and party room at **W5245 Navan Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Paolo Rodriguez Perez (W5245 Navan Road) presented herself as the petitioner for this conditional use and rezone. The petitioner is looking to rezone part of the property to A-2 to allow for a recreational facility for children. The petitioner said this would include pony rides, farms animals, outside activities for kids and picture taking. The petitioner said the proposed hours are going to be 12pm to 10pm. The petitioner said the days of operation would be Monday -Sunday. The petitioner said temporary bathrooms would be used, two for boys and two for girls. The petitioner said she is looking into selling alcoholic beverages to the adults if possible.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Grant Rice (W5221 Navan Road) was not opposed but wanted clarification about some concerns. Rice said he owns the adjacent property and was concerned about the late hours, animal waste and traffic hazards already with the campground nearby.

REBUTTAL: Paolo Rodriguez Paolo said the event will be on the other side of the property and away from Rice's home. The petitioner also said the barn will be removed completely. The petitioner also said they could reduce the hours to 9pm.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked the petitioner how the waste from the animals would be handled? The petitioner said there are not many animals and will be spread in the nearby woods on the property.

STAFF: Given by Zangl and in the file. The petitioner said Zangl asked if they petitioner would be open to adjusting hours? The petitioner said yes. Zangl asked about the animal waste? The petitioner said it will be spread on the property away from the proposed recreational area.

TOWN: In favor with condition of removing building blocking sight line near road.

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

R4489A-23 – Kim & Craig Foelker: Create a 1.19-ac lot with existing home and buildings at **W2607 State Rd 106**, Town of Hebron, on PIN 010-0615-3643-000 (21.091 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kim Foelker (N2424 Mehring Road) presented herself as the petitioner for this rezone. The petitioner is looking to split off the existing homes and buildings from the farmland. The petitioner said they tried to keep as much of the farmland off the proposed lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked how old the home is? The petitioner said the home was built around the 1900s.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2101-23 – EOE Real Estate LLC, Owner/Jen O’Branovich, Petitioner: Conditional use to allow outdoor events in an existing Business zone at **W9535 US Highway 12**, Town of Oakland, on PIN 022-0613-0731-001 (1.5 ac). This in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Courtney presented herself as the petitioner for this conditional use. The petitioner is looking for an outdoor event area in an existing business area. The petitioner said the events would include live music, farmers markets and other community related events. The petitioner said there is a lack of entertainment in the area and that this would boost entertainment and commerce for the area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there would be any structures that would need to be created? The petitioner said no new structures are needed. Zangl asked about the parking? The petitioner said there are going to be 100 spots and there is 39 existing parking spots. The petitioner also said they have a parking plan with the bowling alley if needed. The petitioner said the events would be approximately 120 people. Zangl asked about the hours of the events? The petitioner said events would close at 9pm and would have clean up until 10pm.

TOWN: In favor.

CU2102-23 – Gregory Podkowinski: Conditional use to allow three dogs as household pets in a Residential R-1 zone. The site is at **W1680 County Rd F** on PIN 026-0616-1714-003 (0.13 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Gregory Podkowinski (W1680 County Road F) presented himself as the petitioner for this conditional use. The petitioner said he is looking to get a third dog for hunting and his current hunting dog is getting old. The petitioner said the waste is double bagged, there is a 10’ x 24’ fenced in area and are only off leash on public hunting grounds.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if he would go down to two dogs when the older dog passes. The petitioner said yes.

TOWN: In favor.

CU2103-23 – George Jr & Paul Swart, Owners/One Energy Renewables, Petitioner: Conditional use to allow a solar generation facility near **N1175 Old 26 Rd** on PINs 016-0514-2022-001 (19.773 ac) and 016-0514-1911-000 (51.283 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Peter Murphy (One Energy Renewables) presented himself as the petitioner for this conditional use. The petitioner is looking to create a solar facility at N1175 Old 26 Road. The petitioner gave a presentation regarding the project, solar development, and the procedure.

COMMENTS IN FAVOR: Paul Swart (N1175 Old 26 Road) was in favor of the petition. Swart said he is in full support and will be local energy for the community.

Nick Matthes (N4909 Duck Creek Road) was in favor of the petition. Matthes said he works in the solar business and fully supports the development.

Niel Matthes (N4909 Duck Creek Road) was in favor of the petition. Matthes said he works in the solar business and fully support the development. Matthes said it is a good opportunity to work with a local company.

Frankie Fuller (N3063 Buena Vista Road) was in favor of the petition. Fuller said she is representing Heart of the City and fully support the solar development.

Chris Swart (N1175 Old 26 Road) was in favor of the petition. Swart says he owns the property and is in full support of the petition. Swart said it is a great way to keep the family farm.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file and discussed finding of fact in file. Zangl read aloud Supervisors Martin's questions and comments. Supervisors Martin's questions and comments are in the file.

TOWN: In favor.

7. Adjourn

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.

-Supervisor Poulson moved to adjourn at 8:31 p.m. and was seconded by Supervisor Nass. Motion passed 4-0.

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.