

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, April 18, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, 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: April 18, 2024, 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 members of the Committee were present at 7:00pm. Also present were 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/Foelker to approve the agenda. 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 at 7 p.m. on Thursday, April 18, 2024, in Room C2063 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 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, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **April 29, 2024**
Recommendations by the Committee on rezones, will be made on **April 29** and the final decision will be made by the County Board on **May 14, 2024**

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-T AGRICULTURAL TRANSITION AND FROM A-T TO A-2

R4531A-24 Chris Sukow (Kemmeter's Properties LLC): Rezone from A-2 to A-T and from A-T to A-2 to create a 4.9-acre A-2 lot located at **W5003 US Highway 18** from part of PIN 014-0614-1212-002 (36.636 Ac) in the Town of Jefferson. This is in accordance with Sec.11.04(f)5 and 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Sukow (811 E Racine Street) presented herself as the petitioner for this rezone. The petitioner said she is looking to make the bar and fields all one parcel as it should be. This would include the bar, concessions stand, parking lot and sport areas.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the end goal of the property? The petitioner said to have everything under one parcel and convert the bar to a supper club.

TOWN: In favor.

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

R4532A-24 – Charlie K Oestreich Trust: Rezone to create a 1-acre lot around the existing home located at **N5870 Popp Road** from part of PIN 002-0714-2142-000 (40 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockmann Lane) presented himself as the petitioner for this rezone. The petitioner said he is looking to create an A-3 zone around the existing home and outbuildings.

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 the age of the home? The petitioner said the home is very old. Zangl asked the petitioner where the septic is located on the property? The petitioner said the septic is on the lot behind the house. He said there is room for a new system also.

TOWN: In favor.

R4533A-24 – Eric & Lindsay Baneck: Rezone to create a 1-acre lot around the existing home located at **N5323 County Road D** and to create a 1-acre lot around the existing home at **N5325 County Road D** from part of PIN 008-0715-2634-000 (40 Ac) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Eric Baneck (N5325 County Road D) presented himself as the petitioner for this rezone. The petitioner is looking to rezone the existing farmhouse and out buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the age of the home? The petitioner said the first home is an old home and part of the farm consolidation. Lots 2 home was built in 1979. Zangl noted that the north lot may need to be expanded to include the existing septic.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2123-24 – Erik & Sarah Hoffman: Request to allow for an extensive onsite storage structure in an R-2, Residential-Unsewered zone at **N435 Oxbow Bend** on PIN 016-0513-3412-017 (0.78 Ac) in the Town of Koshkonong. This is in accordance with Sec. 1104(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Erik Hoffman (N435 Oxbow Bend) presented himself as the petitioner for this conditional use application. The petitioner is looking to create a large outbuilding for cold storage on his property. The petitioner said he is designing his home currently and will be losing the existing garage for the expansion.

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 the size of the building? The petitioner said the building will be 15'x26'. The petitioner also said there would be no bathrooms proposed.

TOWN: In favor.

7. Adjourn

- Supervisor Poulson moved to adjourn 7:14 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 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.