

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, February 15, 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: February 15, 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 7:02pm.
2. Roll Call
 - All members of the Committee were present at 7:02pm. Also present were Sarah Elsner and Brett Scherer from the Zoning Department. Attending via Zoom was Kevin Pellatt.
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, February 15, 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 THE CONDITIONAL USES ONLY WILL BE MADE ON FEBRUARY 26, 2024
DECISIONS ON THE REZONINGS WILL BE MADE ON MARCH 12, 2024

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

R4518A-24 – William S Ehrke Trust: Create a 1-ac A-3 residential building site from part of PIN 022-0613-1434-000 (50.711 Ac) located off **Ehrke Road** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Cindy Pitzner (N4977 Popp Road) spoke as the petitioner for this rezone. The petitioner is looking to zone a site off to build a new home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4519A-24 – Adam I Adsit: Create an approximate 2.3-ac A-3 residential building site from part of PIN 024-0516-3532-002 (32.44 Ac) located at **N231/N299 Tamarack Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Adam Adsit (231 Tamarack Road) presented himself as the petitioner for this rezone. The petitioner is looking at splitting off a building site to create a homesite.

COMMENTS IN FAVOR: Frank Sauter (N1405 State Road 106) spoke in favor of the petition. Sauter said he is on the Town Board for Palmyra and the board is in full approval.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

FROM I TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4520A-24 – John K & M Michelle Mehring: Create (1) 1.1-ac and (2) 1.5-ac A-3 residential building sites from part of PIN 024-0516-3342-001 (18.46 Ac) located at **N252/N254 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: John Mehring (714 S Third Street) presented himself as the petitioner for this rezone. Mehring said he is looking to create 3 building sites for his family. Mehring said the property is zoned Industrial and would be better for the environment to have building sites instead of an industrial use. Mehring also spoke about the DNR approval and surrounding neighbors are all in favor. Mehring provided documentation for both.

COMMENTS IN FAVOR:

-Frank Sauter (N1405 State Road 106) spoke in favor of the petition. Sauter said he is on the Town Board for Palmyra and the board is in full approval.

-Terri Orchard (W137 Little Prairie Road) spoke on behalf of herself and her husband. Both were in favor of the petition. Orchard said the homes are good fit for the area and would increase the tax revenue for the area.

-Elsner read one email in support of the petition. The email is in the file.

COMMENTS OPPOSED: Elsner read all letters and emails in opposition. All letters are in the file.

REBUTTAL: Mehring spoke on that majority of the opposition are not from the area. He said everyone on the street and surrounding roads of the proposed lot were in favor. Mehring said what is proposed will help protect the area, rather than turning the area into an industrial use. Mehring said they are looking to have as minimal disturbance to the sites as possible.

QUESTIONS FROM COMMITTEE: Nass asked about the slopes and environmental corridor. Mehring explained the slopes were man made for a ski hill. He said that the slopes in the proposed area are not natural slopes. Mehring gave the committee a map regarding the slopes.

STAFF: Elsner responded to Nass regarding the environmental corridor. Find of Fact was given by Elsner and in the file. Elsner stated that this is the same request and layout from the 2021 Rezoning Petition.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2117-24 – Keegan T/Sarah M Wedl: Conditional use for storage of contractor's equipment in an A-2 zone on PIN 002-0714-3311-002 (1.314 Ac) located at **N5201 Popp Rd** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Keegan Wedl (N5201 Popp Road) presented himself as the petitioner. The petitioner said the zone is already zoned A-2, and he is looking to have a storage structure for his business 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 will stored inside? The petitioner said trailers, equipment, materials, and other business-related items. Elsner asked if the proposed structure would have bathrooms? The petitioner said not at this time. Elsner asked if there is any outdoor lighting? The petitioner said most likely not. Elsner asked

TOWN: In favor.

CU2118-24 – KF Pellatt LLC: Conditional use to allow for a construction contracting business in a Business zone on PIN 016-0514-1043-026 located at **N1806 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Kevin Pellatt (239 Jefferson Street) presented himself as the petitioner for this conditional use. The petitioner is looking to use the building for a design and remodeling business. The petitioner said it would be very similar to the previous use of the building and property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner to give a brief overview of the business plan on the property. The petitioner said there would be 2-6 employees onsite and hours would be from 8am to 5pm and 5 days a week. The petitioner said there would be no additional lighting or signage.

TOWN: In favor.

CU2119-24 – Teresa Peterson: Conditional use for a conditional home occupation for the sale of plants in an A-3 zone on PIN 030-0813-2823-002 (4.00 Ac) located at **W8889 Stoney Brook Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Teresa Peterson (W8889 Stoney Brook Road) presented herself as the petitioner for this conditional use. The petitioner is looking for a conditional use to grow and sell hastas and perennials plants on Saturdays and Sundays.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

7. Adjourn

- Supervisor Poulson moved to adjourn 7:38 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.