

MINUTES 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 20, 2025
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 20, 2025, 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=eHZRbHZXWXhIUnlKdkhtOXhoTmtNzZ09>

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 p.m.

2. Roll Call

All members of the Committee were present at 7 p.m. with Supervisor Richardson attending via Zoom. Staff members Sarah Elsner and Haley Nielsen were also present. Also attending via Zoom were Michael and Courtney Brinkmann.

3. Certification of Compliance with Open Meetings Law

Poulson affirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Nass and seconded by Supervisor Poulson to approve the agenda as presented.
Motion passed 5-0.

5. Public Hearing

Nielsen 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, February 20, 2025, 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 8:00 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 **February 24, 2025**

Recommendations by the Committee on Rezones, will be made on **February 24, 2025**

Final decision will be made by the County Board on **March 11, 2025**

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

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4586A-25 – Christopher & Angelique Hebbe: Rezone from A-1 to A-3 to create an approximate 3-acre lot around the existing home and outbuildings at **W7952 County Road C** in the Town of Oakland, PIN 022-0613-2634-000 (40 ac).

PETITIONER: Angel Hebbe (N3620 W Cedar Rd, Cambridge, WI) presented herself as the petitioner for this rezone. Hebbe explained the request to split the farmhouse and buildings to separate them from the 40-acres and sell as a farmette.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Nass asked if the house was built pre-1975 and Hebbe confirmed.

STAFF REPORT: Given by Nielsen and in the file. Hebbe also confirmed that the house was built in the early 1900s, and the septic is located on the northeast side of the lot.

TOWN: In favor with no conditions.

FROM A-2 AGRICULTURAL AND RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4587A-25 – Bark River Campground & Resort Inc.: Rezone .14-acres from A-2 to A-3 to be transferred to Lot 1 CSM 5537 from **W2340 Hanson Road** in Town of Sullivan, PIN 026-0616-3024-000 (1.108 ac).

PETITIONER: Ekrem Idrizi (W2346 Hanson Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Idrizi explained that a dump station for the campground is located right behind his house, so they are requesting a rezone the vegetated area to add to their residential lot to allow for a buffer from the dump station area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

CONDITIONAL USE PERMIT APPLICATIONS

All is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance

CU2147-25 – Kemmeter’s Properties LLC: Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance.

PETITIONER: **No petitioner or representative was present at public hearing for this petition.**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM THE COMMITTEE: N/A

STAFF REPORT: N/A

TOWN: N/A

CU2148-25– St Peter’s Evangelical Lutheran Church: Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac), in accordance with Sec. 11.04(f)9 of the zoning ordinance.

PETITIONER: John Thoma (N4815 Parkview Dr, Helenville, WI) presented himself on behalf of the petitioner for this conditional use. Thoma explained the proposed expansion for the church to add bathrooms, new entrance, gathering room and new ramp for accessibility.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Thoma also confirmed that there are no plans right now for a future expansion for the church, but potentially for the school in 2-3 years.

TOWN: In favor with no conditions.

CU2149-25 – Michael R Brinkmann: Conditional Use to allow for a 2000 sq. ft., 25 ft. high extensive on-site storage structure in R-2 zone at **N4209 Pioneer Drive** in the Town of Sullivan, PIN 026-0616-0842-002 (1.60 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

PETITIONER: Mike Brinkmann (N4209 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this conditional use. Brinkmann explained the requested to put a shed in the yard.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Chairman Jaeckel asked about the storage use of the building. Brinkmann explained the use would be for personal storage for trucks, snowplows, and other personal vehicles/equipment.

STAFF REPORT: Given by Nielsen and in the file. Brinkmann also verified that there are no proposed bathrooms, outdoor lighting, or business use.

TOWN: In favor with no conditions.

CU2150-25 – Matthew Barrett: Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

PETITIONER: Matthew Barrett (W9326 State Road 106, Edgerton, WI) presented himself as the petitioner for this conditional use. Barrett explained the request for a storage building for hay, equipment, and livestock.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Barrett also verified that there are no proposed bathrooms or business use, and a standard outdoor light is proposed. Barrett is also proposing about a dozen goats to be sheltered in the structure.

TOWN: In favor with no conditions.

CU2151-25 – Keith Bartholomew: Conditional Use to allow for a 1020 sq. ft., 12 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac) in accordance with Sec. 11.04(f)2 of the zoning ordinance.

PETITIONER: Keith Bartholomew (W7394 State Road 106, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Bartholomew explained the request to knock down the current garage and build a new one. The proposed structure will be 30' x 34' and 18' in height.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Bartholomew verified there will be no bathrooms or business use. There will be a standard yard light for outdoor lighting.

TOWN: In favor with no conditions.

A second call for Kemmeter's properties was made at this time, and no petitioner or representative was present.

6. Adjourn

Motion by Supervisor Foelker and seconded by Supervisor Poulson to adjourn the meeting. Motion passed 5-0 and the meeting was adjourned at 7:18 p.m.

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 accommodation 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.