

**MINUTES OF PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permit  
**DATE:** Thursday, April 18, 2019  
**TIME:** 7:00 p.m.  
**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Vice-Chairman George Jaeckel at 7:00 p.m.

**2. Roll Call**

All Committee members were present at 7:00 p.m. except Chairman Nass who arrived shortly after the meeting was called to order. Also present were Matt Zangl and Lindsey Schreiner of the Zoning Department.

**3. Certification of Compliance with Open Meetings Law**

Poulson verified that the meeting was being held in compliance with open meetings law.

**4. Approval of Agenda**

Motion by Poulson, seconded by Foelker to approve the agenda as presented. Motion carried on a voice vote with no objection.

**5. Explanation of Public Hearing Process by Committee Chair**

Vice-Chairman Jaeckel explained the evening's proceedings.

**6. Public Hearing**

Zangl read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on April 18, 2019, in Room 205 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.** Matters to be heard are petitions to amend the official zoning map of Jefferson County 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.

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

**R4148A-19 – Kory Keller/James & Kory Keller, Gregory & Dawn Keller Property:** Create a 1-acre building site from part of PIN 006-0716-3044-000 (49.844 Ac) on **Hillside Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Keller (N5365 Hillside Dr. Sullivan, WI 53178) explained that they would like to create this building site for his daughter and son-in-law. Keller's son-in-law is returning to Wisconsin from the service. The couple will buy James and Kory's home and they will build new.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if Keller had worked with the Town to get access. Keller answered no not yet, but he assumed it would be approved considering the petition was approved. Zangl asked if there would be access for the remaining A-1 zone. Keller answered yes.

**TOWN:** In favor.

**R4149A-19 – Gregg Stephan:** Rezone a 2-acre farm consolidation lot around the home and buildings at **N3056 Will Road**, Town of Hebron, part of PIN 010-0615-3032-000 (27.52 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petitioner was not present for the public hearing.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

**R4150A-19 – Jeffery & Brenda Thayer:** Create a 1-acre building site from part of PIN 010-0515-1211-000 (40 Ac) near **W2496 Koch Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brenda Thayer (W2496 Koch Rd, Jefferson, WI 53549) explained that her son is buying their farm house and the daughter also wants to remain somewhere on the farm, so that is why they are proposing this building site. The proposed lot goes about four feet into the field from the woods.

**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 access for the remaining A-1. Thayer answered yes.

**TOWN:** In favor.

**R4151A-19 – Jon & Penny Bound:** Rezone 4.7 acres around the home and buildings at **N3497 Kiesling Rd**, Town of Jefferson, from part of PIN 014-0614-2132-000 (29.05 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jon Bound (N3490 Regelein Ln, Jefferson, WI 53549) explained that he purchased the entire farm, but does not need the home and buildings, thus he'd like to section it off to sell and keep the rest of the farmland.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the home was built. Bound answered it was built before his time, so yes pre-1975. Zangl noted that Bound's adjacent ownership of the A-1 land would leave over 35 remaining acres. Zangl asked if there would be access to the remaining A-1 land. Bound answered yes. Zangl also mentioned that the large lot takes into account the yard and two access points on the property.

**TOWN:** In favor.

**R4152A-19 – Michael Bright:** Create a 2.25-acre lot on PIN 014-0615-0211-001 (28.219 Ac) on **Duck Creek Rd**, Town of Jefferson. This would be a consolidation of parcels of record from the same PIN, the area south of the DNR bike trail. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petitioner was not present for the public hearing.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

## FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

**R4153A-19 – Carole Hoffmeister:** Create a 5-acre Natural Resource zone on **Allen Rd** in the Town of Concord from part of PIN 006-0716-1111-001 (17.727 Ac). This is in accordance with Sec. 11.08(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Carole Hoffmeister (W583 Allen Rd, Oconomowoc, WI 53066) explained that her neighbor to the east wants to purchase the 5-acre natural resource zone. She explained that she has no use for the land at her age anyways and is happy to sell it.

**COMMENTS IN FAVOR:** Trent Alan Heinzl (W507 Allen Rd, Oconomowoc, WI 53066) is the neighbor purchasing the land and was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if Hoffmeister planned on selling the zone separately or will it be adjoining to the neighbor's property. If it was sold as a separate piece it would need access. Heinzl answered that it will just be adjoining his property.

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1980-19 – Casserly Properties, LLC:** Conditional use to allow a pet grooming business including occasional daytime events and a retail area for pet supplies. The site is part of PIN 012-0816-2231-002 (0.72 Ac) in a Community zone at **N8280 American St**, Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Christina Newport (2017 N Battle Creek Rd, Oconomowoc, WI 53066) explained that her intent is to open a pet grooming business in the open unit of the building. She explained that there is currently a veterinary clinic at the site and feels that her business would have similar characteristics and fit in well there.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked how many employees would there be. Newport answered there would be six at the most, including herself. Zangl asked what the hours of operation would be. Newport answered it would be by appointment. The earliest would be at 8 a.m. and the latest at 8 p.m. Zangl asked if there would be any signs. Newport answered yes potentially. Zangl asked how many animals would be on site at one time. Newport answered at most 4 cats/dogs. Zangl asked what the plans are for disposal of animal waste.

Newport answered that a dumpster is provided to the business. Lastly he asked if there were bathrooms on site. Newport answered yes.

**TOWN:** In favor.

**CU1981-19 – Kathleen & Michael Kruk:** Conditional use for a kennel to allow up to eight dogs in an A-1, Agricultural zone at **W5521 West Pleasant Hill Rd.** The site is in the Town of Jefferson, on PIN 014-0614-2342-000 (45.3 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petitioner was not present for the public hearing.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

**Chairman Nass moved to adjourn at 7:20 p.m., and was seconded by Supervisor Poulson. Motion passed unanimously on a voice vote.**

**Minutes prepared by:** *Lindsey Schreiner*  
Zoning/On-Site Waste Management Technician  
Jefferson County Planning and Zoning Department

**Supervisor Poulson, Planning & Zoning Committee Secretary**

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 the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)