

**STAFF 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 Permits

**DATE:** Thursday, May 16, 2019

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**  
The meeting was called to order by Chairman Nass at 7:00 p.m.
2. **Roll Call**  
All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Higgins 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 Jaeckel, seconded by Zastrow to approve the agenda as presented. Motion passed 5-0 on a voice vote.
5. **Explanation of Public Hearing Process by Committee Chair**  
Chairman Nass 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 May 16, 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-2, AGRICULTURAL AND RURAL BUSINESS AND  
CONDITIONAL USE PERMIT APPLICATION**

**R4139A-19 – Daniel Buss:** Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Buss (N4531 Rome Rd) presented himself as the petitioner for this rezone. He explained he would like a building to store equipment and to add a lean-to and overhang to the existing building on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**CU1976-19 – Daniel Buss:** Conditional use to allow storage of contractor's equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd**. The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Buss (N4531 Rome Rd) presented himself as the petitioner for this conditional use. Buss stated that the conditional use is needed to store equipment for his business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked if there are any employees. Petitioner stated he does have employees but they just use the site to meet up and then leave.

**STAFF:** Given by Zangl and in the file. Zangl also asked about public coming to the site. Buss stated no public would be present. Zangl then asked about bathrooms, and Buss stated there are none. Zangl also asked the number of employees and what time they would arrive. There are 2 employees and they arrive on-site at daylight.

**TOWN:** In favor.

**R4145A-19 – Toni Whitley:** Create a 0.382-acre A-2 zone from an existing A-3 zone at **N2385 County Road N**. The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Toni Whitley (N2385 County Road N) presented herself as the petitioner for this rezone. Whitley explained the rezone was being requested in order to continue operating her shop out of her buildings and home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about any outside storage. It was explained that the south side temporary fence is used for barn wood and larger pieces but everything else is inside. There are hopes to have everything inside with an addition to the barn. It was then discussed to add onto the proposed A-2 zone to accommodate for more storage space.

**TOWN:** In favor.

**CU1982-19 – Toni Whitley:** Conditional use to allow for an antiques store in a proposed A-2 zone at **N2385 County Road N**. The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Toni Whitley (N2385 County Road N) presented herself as the petitioner for this conditional use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Jaeckel asked about the parking plan adding that it looked small. Whitley explained they opened upon their horse pastures to allow for more parking and ask people to park off of the road.

**STAFF:** Given by Zangl and in the file. Zangl asked about employees, bathrooms, hours of operation, signage, and parking. It was explained that employees consist of mainly family members. There is just a bathroom in the home that is used for customers if needed. The hours of operation are 10 am – 6pm, 7 days a week. There will be a 3' wide sign out by the road advertising the business. There will be no parking off of County Road N, and there is room for cars to park on the property. There will also be signs for parking.

**TOWN:** In favor.

**R4155A-19 – Eggert Acres LLC:** Create a 5.5-acre A-2 zone from an existing A-1 zone **near N8187 County Road Q**. The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816 Island Rd) presented himself as the petitioner for this rezone. Eggert explained the rezone is being requested because of a contract to sell the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked 5.5 acres was being requested. Eggert explained that 5.5 acres was being requested to accommodate for future growth and because of some physical limitations of the property. There will also be some storage outside.

**TOWN:** In favor.

**CU1983-19 – Eggert Acres LLC:** Conditional use to allow for an equipment repair shop in a proposed A-2 zone **near N8187 County Road Q**. The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000

(40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816 Island Rd) presented himself as the petitioner for this conditional use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about bathrooms, signs, employees, and hours of operation. There will be a bathroom in the shop. It is unsure if there will be any signs present for the business. There will be employees, but an exact number was not known. Hours of operation will mostly be 24 hours a day, and 7 days a week.

**TOWN:** In favor.

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

**R4156A-19 Eggert Acres LLC:** Create a 1.0-acre A-3 zone around the home and buildings at **N8187 County Road Q**. The site is on PIN 020-0814-2134-000 in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816 Island Rd) presented himself as the petitioner for this rezone. Eggert explained a soil test had been done on this property for the rezone to ensure there was enough room for a replacement system.

**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 was access for the remaining A-1 land. It was explained that there is access.

**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:** Michael Bright (W278 White Mountain Court) presented himself as the petitioner for this rezone. Bright explained he would like to create a buildable parcel.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl gave a brief description of the consolidation of parcels and asked about access for the parcel. Bright explained the parcel has an old farm driver for access.

**TOWN:** In favor.

**R4157A-19 – Jeffrey and Susan Schaefer:** Create a 1.0-acre A-3 building site from an existing A-1 zone on **Horseshoe Rd.** The site is on PIN 032-0814-0132-001 (41.177 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Schaefer (W6162 Navan Rd) presented herself as the petitioner for this rezone. Schaefer explained that they would like the rezone for a new lot to build a retirement home.

**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 was access for the remaining A-1 land. It was explained that there is access.

**TOWN:** In favor with the condition of a suitable soil test.

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

**R4158A-19 – Mark Meyer:** Convert a 0.47-acre A-3 portion of land to A-1 that is adjacent to an existing A-1 zone **near N278 Pottawatom Trail.** This is on PIN 016-0513-3442-002 (0.47 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

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

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** In the file.

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

**R4159A-19 – Chris Shult:** Create a 2.48-acre N zone from an existing A-1 zone at **N4882 County Road P.** This is on PIN 026-0616-0612-000 (17.385 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chris Shult (4734 N Hewitts Point Road, Oconomowoc) presented himself as the petitioner for this rezone. Shult explained the rezone was needed in order to give the neighbor ½ of the pond for access.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also noted that if the natural resource zone were kept separate, it would need frontage and access.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU1984-19 – D&N Probst:** Conditional use for a residence in a Business zone at **N4976 Business 26**. This is on PIN 002-0714-3543-001 (28.207 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dean Probst (N4976 Business 26) presented himself as the petitioner for this rezone. Probst explained that the current building on the property is set up for a small apartment and that he would like to move into the building if possible.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about a septic and the living area. There is a septic on the property and the living area would be 30' x 30'.

**TOWN:** In favor with conditions.

**CU1985-19 – Sara Manzke and Joshua Pernat:** Conditional use to allow for emotional support farm animals in a Community zoned area at N8263 County Road E. This is on PIN 012-0816-1931-009 (0.91 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petition was removed from agenda due to Variance denial.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** N/A

**CU1986-19 – Wisconsin Furniture LLC:** Conditional use of a planned multi-unit development which includes a 3-family home and 2 duplexes in a Community zoned area at **W1232/W1236 Marietta Ave.** This is on PIN(s) 012-0816-2232-013 & 012-0816-2232-014 in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Casey Ehler (ADDRESS NEEDED) presented herself on behalf of the petitioner for this rezone. Ehler explained that they are looking to develop 2 duplex and (1) 3-family home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Letters of opposition were read into record from Schwefel Children Trust (W1244 Marietta Ave), John and Amber Schwefel (W1254 Marietta Ave), Daniel and Shirley Wiedenhoft (W1243 Marietta Ave), and Jeffrey and Cindy Wegner (W1226 Jolly Ct).

**REBUTTAL:** Ehler explained that they have cooperated with the Town and all of their requests including a developer's agreement. They have also been working with the DNR regarding the soils. Each house will have a garage with parking space, there will be 7 livable units total, and there will be no basements built.

**QUESTIONS FROM COMMITTEE:** Zastrow asked if all of these units would be rental units. Ehler explained that all units would be for rent.

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

**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:** Alex Kruk (ADDRESS NEEDED) presented himself on behalf of the petitioner for this rezone. Kruk explained that they breed Beaver Terriers so they need the conditional use to allow for dogs to be there until sold.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about employees, if the site would be open to the public, signage, a plan for animal waste, and the maximum number of dogs. There are no employees other than the homeowners. There is no public that comes to the site but the dogs are sold to the public. There will be no signs and there is plenty of farm acreage for waste. There are currently 5 dogs on the property but they are requesting for 8 in case they don't sell before they turn 6 months old.

**TOWN:** In favor.

**CU1987-19 – Keith Clark:** Conditional use to allow for an extensive on-site storage structure in an R-1 zone at **W8338 Cedar Ln.** This is on PIN 018-0713-1521-033 in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Keith Clark (W8338 Cedar Ln) presented himself as the petitioner for this conditional use. Clark explained the conditional use is needed for a structure to be built to accommodate for a book collection and 2 car garage space.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if the storage would be all personal, if there would be a bathroom, if there would be outside lighting, and the size of the proposed structure. This would be all personal storage and there would be a bathroom in the proposed structure. There would be outside lighting. The proposed structure would be 1750 sq. ft. and slightly taller than 15'. Clark provided copies of the updates of the proposed structure.

**TOWN:** In favor.

*\*Nass called for Meyer again. Petitioner was still not present\**

**Supervisor Jaeckel moved to adjourn at 7:52 p.m., and was seconded by Supervisor Poulson. Motion passed unanimously on a voice vote.**

**Minutes prepared by:** *Sarah Higgins*  
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)