

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

*George Jaeckel, Chair; Steve Nass, 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, July 15, 2021

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

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**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: July 15, 2021 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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 Vice-Chair Nass at 7:01 p.m.
- 2. Roll Call**  
-Committee members present were Supervisor Nass, Supervisor Foelker and Supervisor Zastrow. Committee members absent were Supervisor Jaeckel and Supervisor Poulson. Also present were Matt Zangl and Brett Scherer of the Zoning Department.
- 2. Certification of Compliance with Open Meetings Law**  
-Supervisor Nass verified that the meeting was being held in compliance with open meetings law.
- 4. Approval of Agenda**  
- Motion by Supervisor Nass and seconded by Supervisor Zastrow to approve the agenda as presented.  
Motion passed 3-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**  
-Supervisor 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 Thursday, July 15, 2021, 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 EITHER IN PERSON OR VIA ZOOM.** 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 RESIDENTIAL R-2 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4330A-21 – Michael J Swenson:** Rezone all of PIN 026-0616-0114-001 (5.023 Ac) at **N4762 Indian Point Road** in the Town of Sullivan. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Michael Swenson (N4662 Indian Point Road) presented himself as the petitioner. The petitioner is looking to rezone to allow for more uses of the property. He said he has to come in for conditional uses for everything he wants to do with the current zoning.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

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

**R4331A-21 – David Schroedl:** Create a 1.35-acre A-3 building site from PIN 014-0614-0943-005 (13.736 Ac) on **State Road 89** in the Town of Jefferson. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Schroedl (N1641 Fairview Lane) presented himself as the petitioner. The petitioner said he is looking to change the zoning to allow for a building lot. He said in his parents will, they required them to sell the land and this is the best option.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl explained why the current preliminary in 1.3-acres and not 1.0-acres. Zangl said the DOT correspondence is in the file.

**TOWN:** In favor.

**R4332A-21 – Dave Lilly/Anna Mae Jaquith Property:** Create a 2.9-acre building site near **W1564 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3324-000 (37.537 Ac). This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Road) presented himself as the petitioner. The petitioner said the land is non-prime and is looking for a split off the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl said Jefferson County Highway Department approves of the driveway access.

**TOWN:** In favor.

**R4333A-21 – Dave Lilly/Anna Mae Jaquith Property:** Rezone 2 acres around the home and buildings at **W1564 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3324-000 (37.537 Ac). This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Road) presented himself as the petitioner. The petitioner said he is looking to create a farm consolidation around the house and existing outbuildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

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

**R4334A-21 – Patrick Hack:** Rezone 1acre of PIN 010-0515-0231-009 (5.512 Ac) for a new residential building site near **N2186 County Road D** in the Town of Hebron. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Patrick Hack (N2186 County Road D) presented himself as the petitioner. The petitioner said he wants to split off a portion of his land to downsize and build a new home. He said he would be selling his current home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl said Jefferson County Highway Department approves of the driveway access.

**TOWN:** In favor.

## **7. Adjourn**

**Supervisor Nass moved to adjourn at 7:16 p.m. and was seconded by Supervisor Foelker. Motion passed 3-0 on a voice vote.**

**Minutes prepared by:** *Brett Scherer*  
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)