

**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, March 18, 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: March 18, 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 Chairman Jaeckel at 7 p.m.
2. **Roll Call**  
- All Committee members were present at 7 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department.
2. **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 Supervisor Nass and seconded by Supervisor Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.
5. **Explanation of Public Hearing Process by Committee Chair**  
- 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 March 18, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4036A-21 – William W Braatz:** Rezone 0.9922 acre of PIN 012-0816-1014-000 (18.887 acre) for an agri-business zone at **N9166 Green Valley Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William Braatz (N9166 Green Valley Road) presented himself as the petitioner for this rezone. He is looking to create an A-2 zone around the existing 40x60 building for his excavating business. He said all of his equipment can fit except his back hoe.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked the petitioner if he was splitting the parcel or keeping it as one. Braatz said he would keep it as one parcel. Zangl asked how much equipment he had? Braatz said the town would allow him to keep 7 pieces of equipment outside that is over 10,000 pounds. Braatz said that everything except the backhoe would fit in the building. Zangl asked how many employees and hours of operation. Braatz said, he is the only employee and hours would be from 7am-5pm from Monday to Saturday.

**TOWN:** In favor with conditions that only seven pieces of equipment over 10,000lbs would be allowed outside the building.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU2067-21 – William W Braatz:** Conditional use to allow storage of non-farm equipment for an excavating business at **N9166 Green Valley Rd**, Town of Ixonia, in a proposed A-2 zone on PIN 012-0816-1014-000 (18.887 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William Braatz (N9166 Green Valley Road) presented himself as the petitioner. See R4036A-21 for details.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. See R4036A-21 for details.

**TOWN:** In favor with conditions that only seven pieces of equipment over 10,000lbs would be allowed outside the building.

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

**R4037A-21 – Brian & Christina Plasil:** Rezone all of PIN 012-0816-1131-002 (1.93 acre) owned by the Plasils and 0.3-acre of PIN 012-0816-1131-000 (41.479 acres) owned by Janet Gerbig to create one, 2.23-acre A-3 lot around the home at

**W763 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Christina Plasil (W763 Gopher Hill Road) presented herself as the petitioner for this rezone. The petitioner said bought the property back in December and realizes that the lot lines were drawn incorrectly. She said the mound system, chicken coop and garage are no on the property or make required setbacks. The petitioner said the neighbor is willing to give up property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4038A-21 – Grace Feith, Trustee of the Ellsworth & Ethel James Trust:** Create a 2.447-acre A-3 lot around the home and buildings at **N7565 County Rd N**, Town of Milford, from part of PIN 020-0814-3623-000 (40 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Steve Mode (N2192 Clearview Lane) represented himself as the petitioner for this rezone. Mode said the goal is to split off 2-acres for the existing home and sell the remaining A-1

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked the petitioner if the septic is located in the proposed rezone? Mode said yes. Zangl asked when the home was built? Mode said it was built in 1923.

**TOWN:** In favor

**R4039A-21 – Chris Biermeier/Gilbert & Bonnie Haugen Property:** Rezone 0.7 acre of PIN 022-0613-3044-004 (4.05 acre) owned by Haugens to add it to an adjoining A-3 zone at **W9326 County Rd C**, resulting in one, 1.7-acre A-3 lot for Biermeier in the Town of Oakland. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chris Biermeier (W9326 County Road C) presented himself as the petitioner for this rezone. The petitioner said he is trying to add land to the existing lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4040A-21 – Timothy Schmidt/Jefferey & Sharon Adsit Trust LE & Edward & Rita Nokes Trust:** Create a 4-acre A-3 building site on **Tamarack Rd** from part of PIN 024-0516-3521-000 (19.74 acres), Town of Palmyra. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jennifer Schmidt presented herself as the petitioner for this rezone. The petitioner said they are looking for lot to build a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4041A-21 – Matthew & Melanie Meracle:** Create a 1-acre building site from part of PINs 026-0616-2522-000 (7.39 acres) and 026-0616-2611-000 (9.628 acres) on **Northey Rd**, Town of Sullivan. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Matthew Meracle (1421 Timber Lane) presented himself as the petitioner for this rezone. The petitioner said they are looking to rezone for their future home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4042A-21 – Thomas & Rochelle Anfang Trust:** Create a 2-acre building site from PIN 026-0616-0524-000 (34.5 acres) and a 2.8-acre building site from PIN 026-0616-0531-000 (36.75 acres) in the Town of Sullivan, at **W1882 Slater Rd**. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Thomas Anfang (N4589 Pioneer Drive) presented himself as the petitioner for this rezone. He said he is looking to get two building sites, one would be for his daughter the other would be for the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl in the file. Zangl asked if there was an old home on the property? The petitioner said yes, but it was taken down 25 years ago. Zangl asked how old the house was? The petitioner said it was very old.

**TOWN:** In favor

**R4043A-21 – Kirk & Karen Dys:** Create a 1.13-acre building site north of **N2140 Rockdale Rd** from PIN 028-0513-0643-000 (29 acres), Town of Sumner. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dan Higgs presented himself as the petitioner for this rezone. The petitioner said they are looking at getting two building sites. The locations were picked on the wetland that surrounds the area.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

**R4044A-21 – Kirk & Karen Dys:** Create a 1.34-acre building site at the intersection of **Rockdale Rd and Danielson Rd**, Town of Sumner, from PIN 028-0513-0643-000 (29 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dan Higgs presented himself as the petitioner for this rezone. The petitioner said they are looking at getting two building sites. The locations were picked on the wetland that surrounds the area.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor

## CONDITIONAL USE PERMIT APPLICATION

**CU2068-21 – Jacob Wegner Properties LLC:** Conditional use to allow multi-family housing consisting of ten, 2-bedroom per unit duplexes in a Residential R-2 zone at **W3285 County Rd CW**, Town of Watertown., on PIN 032-0815-0222-001 (10.22 acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jacob Wegner (W3268 Oakhill Road) presented himself as the petitioner for this conditional use. He said he is looking to build 10 identical duplexes to what he built 2 years ago.

**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 approved of the access, but on some conditions such as a possible turn lane onto the property. The petitioner was aware and said there would be no issues.

**TOWN:** In favor

### 7. Adjourn

**Supervisor Poulson moved to adjourn at 7:31 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 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)