

**NOTICE 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, July 21, 2022

**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 21, 2022 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>

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 7pm.

**2. Roll Call**

Committee members George Jaeckel, Blane Poulson and Matt Foelker were present at 7pm. Cassie Richardson present via zoom, petitioner Richard Schwarze also present via zoom. Also in attendance were Sarah Elsner and Haley Nielsen from the Zoning Department.

**3. 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 Matt Foelker seconded by Supervisor Blane Poulson to approve the agenda as presented. Motion passed 2-0.

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

Chairman Jaeckel explained the process.

**6. Public Hearing**

Elsner read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, July 21, 2022 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.

Final action on only the **rezoning amendments** will be made by the County Board of Supervisors on August 9, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on July 25, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH  
CONDITIONAL USE**

**R4418A-22 & CU2126-22 – Ryan & Angela Kraft:** Rezone two acres of PIN 026-0616-2512-002 (10 ac) with conditional use to allow for an office and storage of construction contractor's equipment and materials near **W277 Northey Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**Petitioner Comments:** Ryan Kraft of W277 Northey Rd, Town of Sullivan spoke. He wants to use the property for storage of construction equipment, and an office. He currently has one employee.

**Comments in Favor:** None

**Comments Opposed:** None

**Rebuttal:** None

**Questions from the Committee:** None

**Staff Report:** The complete staff report is in the file and was read by Elsner. Upon questioning, Mr. Kraft said the business hours of the construction business will be M-F 7am-5:30pm. He said he will have no more than 5 employees. There will not be any public visiting the site, and the site will have no signs. There will be basic lighting, near proposed home and by parking of the conditional use. He does plan to have a sink/shower/bathroom.

**Town Decision:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL**

**R4419A-22 – Harold Stilling:** Rezone 0.8 ac of PIN 018-0713-3334-002 (31.513 ac) owned by Stilling Farms Inc. in the Town of Lake Mills to add it to the existing A-3 zoned lot at **W8768 Hope Lake Rd** owned by Michael Noyce. No new lots are being created. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner Comments:** Harold Stilling of W8840 London Rd, Cambridge spoke. He does not have use for the existing shed on the .8 acres.

**Comments in Favor:** None

**Comments Opposed:** None

**Rebuttal:** None

**Questions from the Committee:** None

**Staff Report:** The complete staff report is in the file and was read by Elsner.

**Town Decision:** In favor.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU2127-22 – Marijane Cooke:** Conditional use to allow for two horses in a Community zone at **N1351 County Rd N**, Town of Cold Spring on PIN 004-0515-1834-002 (4.2 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**Petitioner Comments:** Marijane Cook from N1351 County Rd N, Town of Cold Spring spoke. Explain that they have enough yard and space to accommodate for the horses. Wish to expand a current structure to provide cover for the horses.

**Comments in Favor:** None

**Comments Opposed:** None

**Rebuttal:** None

**Questions from the Committee:** None

**Staff Report:** The complete staff report is in the file and was read by Elsner. Upon questioning, Cooke explained the waste disposal process would be half composted, and half combined with her mother's waste system 2 miles down the road with her horse's waste. Expected structure size of addition would be a total of 20'x 20' x 5'.

**Town Decision:** In favor.

**CU2128-22 – Jeffrey & Cindy Wegner:** Conditional use to have three dogs as household pets in a Residential R-2 zone at **W1339 Woods Dr**, Town of Sullivan on PIN 026-0616-2841-009 (2 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**Petitioner Comments:** Cindy Wegner from W1339 Woods Dr, Town of Sullivan spoke. She said they were unaware that they were over the ordinance in regards to number of dogs kept as household pets. Explained that they have a fenced in yard area for the dogs, and that they were small in size dogs about 40 lbs. at the most.

**Comments in Favor:** None

**Comments Opposed:** None

**Rebuttal:** None

**Questions from the Committee:** None

**Staff Report:** The complete staff report is in the file and was read by Elsner. Upon questioning Wegner gave the breed of dogs; soft coated Wheaton terriers. The waste from the dogs goes into the garbage. The dogs are used for personal use, no breeding.

**Town Decision:** In favor.

**CU2129-22 – Richard & Christine Schwarze:** Conditional use for an extensive on-site storage structure of 2,535 square feet, 20 feet 4 inches in height in a Residential R-1 zone at **W8424 Shorewood Meadows Circle**, Town of Lake Mills, on PIN 018-0713-1034-009 (5.48 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**Petitioner Comments:** Richard Schwarze present via zoom. Wishes to use the property for storage for personal use, vehicle storage.

**Comments in Favor:** None

**Comments Opposed:** None

**Rebuttal:** None

**Questions from the Committee:** None

**Staff Report:** The complete staff report is in the file and was read by Elsner. Upon questioning, Schwarze said there will be no business taking place, and no bathroom. There will be some exterior lighting on proposed house. Sizing of the structure (height, width, length) is to plan.

**Town Decision:** In favor.

## **7. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed, and the meeting adjourned at 7:22 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 accommodations 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.**