

**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 and Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, July 20, 2023  
**TIME:** 7:00 p.m. (Doors will open at 6:30)

**PLACE:** **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 WISCONSIN DRIVE, JEFFERSON, WI 53549**  
**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 20, 2023 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**

Chairman Jaeckel, Supervisor Nass and Supervisor Poulson were present at 7pm. Supervisors Foelker and Richardson were absent. Also present were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom were Jessica Tucker, Terri Persico, and Julie Philbin.

**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 Supervisors Poulson/Nass to approve the agenda. Motion passed 3-0.

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

Chairman Jaeckel explained the process.

**6. Public Hearing**

Zangl read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 20, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 SOUTH WISCONSIN DRIVE**, 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, text of the Jefferson County Ordinance 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.

**DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON JULY 31**

**DECISIONS ON THE REZONINGS WILL BE MADE ON AUGUST 8**

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust:** Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jenny DeBlare (214 W North St, Jefferson, WI) presented herself as the petitioner. DeBlare explained the request to build a house on her parent's land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4481A-23 – Walter Trust (Sarah Walter)/Roland F & Lois V Zabel (LE):** Rezone part of PIN 020-0814-2414-000 (26.820 ac) to create (2) 1-ac building sites off of **Hilltop Rd** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mike Walter (W5340 French Rd, Johnson Creek, WI) presented himself as the petitioner. Walter explained the request to create 2 lots to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for an explanation of the site selection. Walter explained that the area to the north is farm field and to the south there are woods and wetlands.

**TOWN:** In favor.

**R4482A-23 – Glenn W Griebenow Trust:** Rezone part of PIN 032-0815-0134-000 (40.00 ac) to create (3) 1.5-ac A-3 lots at **W2762 Gopher Hill Rd** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Glenn Griebenow (W2762 Gopher Hill Rd, Watertown, WI) presented himself as the petitioner. Griebenow explained the request to create 2 lots to build on.

**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 house was built. The house was built in 1978. Zangl also explained the modification to the request by the Town to only allow for 2, 1-acre lots. The modification included a lot to be shifted down to the property line due to traffic. A new survey was submitted reflecting these changes.

**TOWN:** In favor of one farm consolidation of lot #1 with lot #2 next to it. Access would be next to each other at the crest of the hill, lot #1 on east side and lot #2 on the west side. Lot #3 over to east towards fence line with no restriction for access. This is being done for safety purposes.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND FROM A-T, AGRICULTURAL TRANSITION AND FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE WITH CONDITIONAL USE PERMIT**

**R4483A-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Cullen Schmeling (N1046 Olson Rd, Edgerton, WI) presented himself as the petitioner. Schmeling explained the request to create a lot on top of the hill to build a home with the remainder of the land to be used as a homestead for gardening, chickens, etc. and maintain conservation of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Julie Philbin (N1059 Glenn Oaks Rd, Edgerton, WI) had concerns regarding if the proposed use would be personal or open to the public and asked about renewable energy location.

**REBUTTAL:** The property will not be open to the public and there will be no issues for the proposed renewable energy source because it will adhere to the normal zoning setback standards.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked if the farm field would be used for growing crops and/or animals. Schmeling answered yes.

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

**TOWN:** In favor.

**R4484A-23 & CU2096-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PINs 028-0513-1932-000 (50.106 ac) zoned A-1 and 028-0513-1933-000 (43.694 ac) zoned A-T to create an approximate 14-ac Natural Resource lot with conditional use to allow for agricultural use including farm-type animals off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Cullen Schmeling (N1046 Olson Rd, Edgerton, WI) presented himself as the petitioner. Schmeling explained the request to create a lot on top of the hill to build a home with the remainder of the land to be used as a homestead for gardening, chickens, etc. and maintain conservation of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Julie Philbin (N1059 Glenn Oaks Rd, Edgerton, WI) had concerns regarding if the proposed use would be personal or open to the public and asked about renewable energy location.

**REBUTTAL:** The property will not be open to the public and there will be no issues for the proposed renewable energy source because it will adhere to the normal zoning setback standards.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked if the farm field would be used for growing crops and/or animals. Schmeling answered yes.

**STAFF:** Given by Zangl and in the file. Zangl asked for further explanation of the conditional use request. Schmeling explained the request is to bring chickens in and possibly goats and plans to build an agricultural structure for storage and shelter for animals. Zangl explained the need for a conditional use to allow for farming in a Natural Resources zone.

**TOWN:** In favor with the condition that the shed size is limited to 40'x80'.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO R-2, RESIDENTIAL-UNSEWERED**

**R4485A-23 – Penny A Cerchio:** Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Heather Henry (1078 Timberline Ct, Oconomowoc, WI) presented herself on behalf of the petitioner. Henry explained the request to chunk off a 4-acre piece from an existing 10-acre parcel and rezone it to R-2.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Poulson asked about the Board of Adjustments decision for the Variance. Zangl explained that the decision for a request for reduced frontage for the new proposed lot was tabled by the Board of Adjustment.

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

**TOWN:** In favor.

**FROM A-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH  
CONDITIONAL USE PERMIT**

**R4486A-23 & CU2097-23 – Joan Evans Krueger:** Rezone all of PIN 012-0816-2222-003 (3.79 ac) with conditional use to allow for carpentry and fabrication business off **North Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** *\*No petitioner was present at Public Hearing\**

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** N/A

**FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4487A-23 K&V Farms LLC:** Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chris Sukow (811 E Racine St, Jefferson, WI) presented herself as the petitioner. Sukow explained the request to replace the house that was previously on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl noted that a soil test had been done for the property and verified that the house that was previously on the property dated back to the 1800's.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2098-23 – Kira & Rita Midland:** Conditional use to allow for up to 7 dogs as household pets in an A-1 zone at **N8362 River Valley Rd**, PIN 012-0816-2214-000 (20.527 ac), in the Town of Ixonia. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kira Midland (N8362 River Valley Rd, Ixonia, WI) presented herself as the petitioner. Midland explained the property is occupied by multiple people with a total of 6 dogs. There have been no complaints from the neighbors regarding the dogs.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about the breed of the dogs, waste removal, and fencing. Midland explained the dogs are pitbull mixes and pugs and that a company comes to remove waste from the property. The property is a 20.5-acre hobby farm with a fenced in area for the dogs and they have occupied it for 2 years.

**TOWN:** In favor to allow 6 dogs on property until time when dogs pass away bringing total dogs to 4 as allowed by zoning code.

**CU2099-23 – Jonathan F Jones:** Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jonathan Jones (W9147 Waldman Rd, Cambridge, WI) presented himself as the petitioner. Jones explained the request to allow for a kennel for 9 total dogs. Jones is looking to properly license the dogs and maintain the number of dogs currently there. The dogs are lab/coonhound/retriever mixes.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about fencing, waste removal, and junk located on the property. There is a 6' fence installed on the property and the waste is picked up and put in the garbage and could be composted if needed. Jones also explained that they are in the process of cleaning and scrapping out materials from the property. All but 2 unlicensed vehicles were removed, and the goal is to have the remainder of the property cleaned up by the end of summer.

**TOWN:** In favor with condition to put fence up as soon as possible to contain dogs.

**7. Adjourn**

**Supervisors Poulson moved to adjourn at 7:33 p.m. and was seconded by Supervisor Nass. Motion passed 3-0 on a voice vote.**

**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.*

**A digital recording of the meeting will be available in the Zoning Department upon request.**