

**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, September 21, 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: September 21, 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, Supervisors Foelker and Supervisor Poulson were present at 7pm. Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also present was Sarah Elsner and Brett Scherer 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
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 at 7 p.m. on Thursday, September 21, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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 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 SEPTEMBER 25, 2023.**  
**DECISIONS ON THE REZONINGS WILL BE MADE ON OCTOBER 10, 2023**

**FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL**

**R4490A-23 – Dan & Diane Garr/Robert & Margaret Schaefer Property:** Rezone 0.262 ac of PIN 016-0513-2443-000 (26.672 ac) at **W7476 Koshkonong Mounds Rd** owned by Robert and Margaret Schaefer to add it to an adjoining R-2 lot at **N996 Vinnie Ha Ha Rd** owned by Dan & Diane Garr, PIN 016-0513-2434-022 (0.196 ac.) The properties are in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Diane Garr (N996 Vinnie Ha Ha Road) presented herself as the petitioner for this rezone. The petitioner said she is looking to add to her existing lot from the adjacent landowner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**  
**R4491A-23 – Kevin & Christine Griswold:** Rezone 4.53 ac from PINs 012-0816-1432-000 (68.75 ac), 012-0816-1514-000 (39.63 ac) & 012-0816-1514-001 (0.375 ac) to create a lot around the existing home at **N8744 River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kevin Griswold (N8812 River Valley Road) presented himself as the petitioner for this rezone. The petitioner is looking to separate the farmhouse from the farmland at this time. The petitioner is looking to possibly build a new home in the future on the proposed split.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Paulson asked the age of the home? The petitioner said the house was constructed around 100 years ago.

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

**TOWN:** In favor.

**R4492A-23 – Stanley A Hansen Trust:** Rezone part of PIN 030-0813-2311-000 (33.867 ac) & add 0.262 ac from PIN 030-0813-2311-002 (3.995 ac) already zoned A-3 to create a 1.9-ac new building site along **Island Church Rd** in the Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Ordinance.

**PETITIONER:** Jackie Hansen (382 Chapin Street) presented herself as the petitioner for this rezone. The petitioner is looking to create a new building site for a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4493A-23 – Kelvin & Vonnie Buske:** Rezone to create a 4.56-ac lot around the home and building at **N8497 County Road D** from part of PIN 032-0815-2321-000 (40 ac), Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kelvin Buske (N8497 County Road D) presented himself as the petitioner for this rezone. The petitioner wants to separate the current home from approximately 35-acres of farmland as they rent it out currently.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4494A-23 – David Kerschke:** Rezone to create a 1.26-ac building site from part of PIN 032-0815-3042-000 (38 ac) on **County Road Y** in the Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Kerschke (N7842 Petig Road) presented himself as the petitioner for this rezone. The petitioner said she is looking to add to her existing lot from the adjacent landowner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATION

**CU2104-23 – Andrew Bauer:** Modify conditional uses CU2071-22 and CU1494-08 to allow an additional building for the dog training/boarding facility at **W2193 Staude Rd**, on PIN 026-0616-0744-000 (1.639 ac), Town of Sullivan. The site is zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Andrew Bauer (W2193 Staude Road) presented himself as the petitioner for this conditional use. The petitioner wants to create an additional building for dog training/boarding. The petitioner said the same business plan will stay the same and more space is needed.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

### 7. Adjourn

-Supervisor Poulson moved to adjourn at 7:29 p.m. and was seconded by Supervisor Foelker. **Motion passed 4-0.**

**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.**