

**MINUTES 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, January 18, 2024  
**TIME:** 7:00 p.m. (Doors will open at 6:30)

**PLACE:** **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**  
**311 S. CENTER AVE, 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: January 18, 2024, 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 7pm.

2. Roll Call

All members of the Committee except for Supervisor Nass were present at 7pm. Supervisor Richardson appeared via Zoom. Also present were Sarah Elsner and Brett Scherer from the Zoning Department. Attending via Zoom were Dean Eppler, Kenneth Eppler, and Melanie Brock.

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/Foelker to approve the agenda. Motion passed 4-0.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the process.

6. Public Hearing

Scherer 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, January 18, 2024 in Room C2063 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 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, except 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 JANUARY 29, 2024**  
**DECISIONS ON THE REZONINGS WILL BE MADE ON FEBRUARY 13, 2024**

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL RESIDENTIAL**

**R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property:** Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Wenzlick (W1650 County Road CI, Helenville, WI) presented himself as petitioner for this rezone. Wenzlick explained the request to rezone for a private cemetery. The owner of the farmstead will be responsible for maintaining the cemetery; the Town of Sullivan will not be responsible for it. The cemetery will be mapped out as a cemetery to make it official and to prohibit development.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. It was also noted that the cemetery will be for private use of the landowners only and will be sold with ownership of the home. The surveyor is working with the historical society for it to be documented as a cemetery.

**TOWN:** In favor.

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

**R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners:** Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Carrie Stanke (1609 Landmark Dr, Cottage Grove, WI) presented herself on behalf of the petitioners for this rezone. Stanke explained the request to rezone from A-1 to A-3 to purchase additional land to bring the encroachment of the buildings up to code with setback requirements.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4512A-24 – Land Hunter LLC:** Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners for this rezone. Gross explained the request for a farm consolidation around the house and buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. Scherer had Gross confirm that the house was built in the early 1900s and the septic system is located on the north side of the house within the proposed 2 acres.

**TOWN:** In favor.

**R4513A-24 – Land Hunter LLC:** Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners for this rezone. Gross explained the request to create a 2-acre non-prime lot adjacent to the proposed farm consolidation.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4514A-24 – Nicholas & Melanie Brock:** Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Melanie Brock (W4912 Carnes Rd, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Brock explained the request to create a building site from a 10-acre piece located across from their current farm.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4515A-24 – Hartwick Brothers LLC:** Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to partition the land for the future use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Loren Lindl (N2751 Haas Rd, Jefferson, WI) spoke in opposition of the petition. Reasons for opposition included protecting farmland and monitoring development, and belief that the purpose of the Zoning ordinance is not being met.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. Scherer noted that if approved, the previous old rezone would be void.

**TOWN:** In favor.

**R4516A-24 – Hartwick Brothers LLC:** Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to create a lot around the existing home and buildings with an additional acre to support 3 animal units.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Poulson asked for confirmation that the request is for a 3-acre farm consolidation. Chairman Jaeckel asked what year the house was built. The house was built in the early 1900s.

**STAFF:** Given by Scherer and in the file. Hartwick explained the existing septic is next to the pole barn on the proposed lot.

**TOWN:** In favor.

### **FROM A-1 TO N, NATURAL RESOURCE**

**R4517A-24 – Hartwick Brothers LLC:** Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to parcel the property into 3 large pieces as current owners are looking to exit ownership. The request is to create a natural resource zone to sell with the farm consolidation with an easement for access.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Loren Lindl (N2751 Haas Rd, Jefferson, WI) spoke in opposition of the petition. Reasons for opposition included loss of access to the property and concerns over the existing driveway being too small and not maintained. Lindl also questioned if farming would still be allowed in a natural resource zone. Scherer noted farming could be allowed through conditional use.

**REBUTTAL:** Hartwick explained the natural resource zone doesn't impede upon existing farmland because it's beyond where the land is currently worked.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner:** Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mason Steffes (1028 S Main St, Fond du Lac, WI) presented himself on behalf of the petitioner for this conditional use. Steffes explained the request to allow for a family condo as a duplex.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:**

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

**TOWN:** In favor.

**CU2116-24 – Jeff Ciardo:** Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Ciardo (N8145 Pleasant Lake Rd, East Troy, WI) presented himself as the petitioner for this rezone. Ciardo requested approval to build a duplex.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Matthew Riley (N325 Oak Clay Dr, Whitewater, WI) spoke in opposition to the conditional use due to concerns regarding an already heavily developed area with the trailer park, two group homes, existing duplexes/condos, and rentals. Riley had concerns regarding property value decrease.

**REBUTTAL:** Ciardo believed this development would help to increase value and there would be no more high traffic and parking would be off-road.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

#### **7. Adjourn**

Supervisor Poulson moved to adjourn 7:31 p.m. and was seconded by Supervisor Foelker. Motion passed 4-0 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.**