

**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, May 16, 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: May 16, 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=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 7:00 p.m.

**2. Roll Call**

All members of the Committee were present at 7:00 p.m. Supervisor Richardson appeared via Zoom. Also present were Zoning staff Matt Zangl and Sarah Elsner.

**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 Foelker/Poulson to approve the agenda. Motion passed 5-0.

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

Chairman Jaeckel explained the process.

**6. Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, May 16, 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 Conditional Use Permits will be made on **May 28, 2024**

Recommendations by the Committee on rezones, will be made on **May 28, 2024**, and the final decision will be made by the County Board on **June 11, 2024**

## DIVISION OF AN EXISTING A-3, AGRICULTURAL/RURAL RESIDENTIAL LOT

**R4534A-24 - Axel Vohs:** Allow a division of an existing A-3 zoned lot to create a 1.3-acre lot from parcel 004-0515-2611-000 (7.601 acres) along **Piper Road**, Town of Cold Spring, and owned by Leroy & Carol Vohs Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Axel Vohs (322 Parkside Dr, Whitewater, WI) presented himself as the petitioner for the rezone. Vohs would like to petition to create a 1.3-acre lot to build a new home.

**COMMENTS IN FAVOR:** Leroy Vohs (W2911 Piper Rd, Whitewater, WI) spoke in favor of the petition and would like to keep the land in the family.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**  
**R4235A-24 - Kiley Goose:** Rezone to create a 1-acre residential building site along **Concord Center Drive**, Town of Concord, from parcel 006-0716-1431-001 (41.072 acres) owned by Mark D & Lisa S Goose Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kiley Goose (W675 Concord Center Dr, Sullivan, WI) presented herself as the petitioner for the rezone. Goose is requesting a 1-ac portion of farmland to be portioned off to build a single-family home. Goose explained the lot is mainly non-prime or second-class prime soil.

**COMMENTS IN FAVOR:** Lisa Goose (W675 Concord Cener Dr, Sullivan, WI) spoke in favor of the petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4536A-24 - Brian Toczyski:** Rezone to create a 2-acre residential building site along **Wright Road**, Town of Farmington, from parcel 008-0715-1914-001 (20.0 acres) and 008-0715-1942-000 (40 acres) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is owned by the Schumacher Trust.

**PETITIONER:** Brian Toczyski (N5969 Wright Rd, Johnson Creek, WI) presented himself as the petitioner for this rezone. Toczyski is petitioning for 2-ac lot to build a single-family home. Toczyski explained the reasons for the lot configuration including slopes in excess of 20% and trying to not take up existing farmland.

**COMMENTS IN FAVOR:** Mike Schumacher (N5969 Wright Rd, Johnson Creek, WI) spoke in favor of the petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

**STAFF:** Given by Zangl and in the file. Zangl clarified reason for lot configuration and also noted floodplain on the property.

**R4537A-24 – NCEnterprices LLC:** Rezone to create two, 2-acre residential lots from parcels 018-0713-0213-003 (18.970 acres) and 018-0713-0224-000 (40 acres) near **N1779 North Shore Road**, Town of Lake Mills, in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance.

**PETITIONER:** Charlie Eggert (204 Lakeshore Dr, Lake Mills, WI) presented himself as the petitioner for this rezone. Eggert explained the request to create 2, 2-ac lots of non-prime soil to sell off.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor with conditions.

**STAFF:** Given by Zangl and in the file. Zangl also clarified questions regarding previous splits on the property.

**R4538A-24 – Ricky & Erica Schneekloth:** Rezone all of parcel 032-0815-1512-001 (2 acres) at **N8844 South Road**, Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance. The parcel is owned Lights On LLC.

**PETITIONER:** Ricky Schneekloth (130 Kansas St, Watertown, WI) presented himself as the petitioner for this rezone. Schneekloth explained the request to rezone from agricultural to build a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4539A-24 – J & K Strauss Trust:** Rezone to create a 2-acre residential building site from parcel 030-0813-2622-001 (42.464 acres) along **Springer Road**, Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jim Strauss (N7781 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. Strauss explained the request for a rezone to allow for his granddaughter to build a home. Strauss noted the greater than 20% slopes on the property and that the surveyor believes there is a big enough area for a small home to be built without interfering with those slopes.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Steven Sterwald (W8270 Woelffer Rd, Waterloo, WI) spoke in opposition to the petition due to concerns over the area resembling a subdivision. Sterwald also asked for confirmation on the number of splits allowed.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4540A-24 – J & K Strauss Trust:** Rezone to create (3), 1-acre residential building sites from PIN 030-0813-2714-000 (43.404-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jim Strauss (N7781 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. Strauss explained the request to sell the proposed lots.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Steven Sterwald (W8270 Woelffer Rd, Waterloo, WI) spoke in opposition to the petition due to concerns over the area resembling a subdivision. Sterwald also asked for confirmation on the number of splits allowed.

**REBUTTAL:** None.

**TOWN:**

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

#### **FROM A-1 EXCLUSIVE AGRICULTURAL NATURAL RESOURCE**

**R4541A-24 – J & K Strauss Trust:** Rezone to create a 13.5-acre Natural Resource zone from parcel 030-0813-2622-001(42.464 acres) in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The property is along **Springer Road**, Town of Waterloo.

**PETITIONER:** Jim Strauss (N7781 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. Strauss explained the land is non-workable swamp land and they would like to sell it as hunting land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

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

**CU2124-24 – Aaron & Conni Pugh:** Conditional use for an extensive onsite storage structure in an R-2 zone at **W1313 County Road CW**, Town of Ixonia, on parcel 012-0816-0411-003 (5.2 acres) in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Aaron Pugh (N9611 North Rd, Watertown, WI) presented himself as the petitioner for this conditional use. Pugh explained the request to build a structure to house his animals and farm equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor with conditions.

**STAFF:** Given by Zangl and in the file. The structure will be approximately 24' in height and there will be no bathrooms in the proposed structure.

**CU2125-24 – Aaron & Conni Pugh:** Conditional use to allow farm-type animals in an R-2 zone at **W1313 County Road CW**, Town of Ixonia, on parcel 012-0816-0411-003 (5.2 acres) in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Aaron Pugh (N9611 North Rd, Watertown, WI) presented himself as the petitioner for this conditional use. Pugh requested to have 6 alpacas, 8 goats, and 8 chickens with no roosters. The animal waste will be composted for soil in the garden.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor with conditions.

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

**CU2126-24 – Gregg Brunclik:** Conditional use to allow an addition to an existing extensive onsite storage structure in an R-2 zone at **N7568 Ceasar Road** on parcel 032-0815-3613-001 (9.08 ac), Town of Watertown. The property is owned by Gregg A Diane E Brunclik. This is in accordance with 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gregg Brunclik (N7568 Ceasar Rd, Watertown, WI) spoke as the petitioner for this conditional use. Brunclik explained the request for an extra shed for storage of personal equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

**STAFF:** Given by Zangl and in the file. The existing structure is 14' in height and the new one will be 16'-17' in height, and there will be no bathrooms in the structure.

**7. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting at 7:28 p.m. Motion passed 5-0.

**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.**