

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, February 17, 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: Thursday, February 17, 2022, 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=eHZRbHZXWXhUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, February 17, 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.

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

**R4377A-22 – Andy Selle:** Create two new building sites of approximately 1-ac and a 0.9-ac from part of PIN 016-0513-2434-026 (8.711 ac) near **W7526 Koshkonong Mounds Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

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

**R4378A-22 & CU2107-22 – Christopher Leeman:** Create a 0.712-ac A-2 zone at **N3549 Schmidt Rd** with conditional use for storage of non-farm equipment. The site is part of PIN 010-0615-2113-000 (39.275 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4379A-22 & CU2108-22 – Donald & Nancy Brunson:** Create a 7.4-ac A-2 zone near **W1432 County Rd B** with conditional use for boat storage. The site is part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

**R4380A-22 – Donald & Nancy Brunson:** Create a 2-ac lot around the home and buildings at **W1432 County Rd B**, part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4381A-22 – Gregory Alt:** Create a 5-ac lot around the home and buildings at **W2140 County Road B**, Town of Concord from part of PIN 006-0716-1811-000 (46.804 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4382A-22 – TW & Ruth Schwalenberg:** Create a 2-ac building site from part of PIN 010-0615-3434-001 (35.716 ac) on **Kitzinger Ln** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCE**

**R4383A-22 & R4384A-22 – TW & Ruth Schwalenberg:** Create a 3.3-ac lot around the home at **N2572 Kitzinger Ln**, and a 2.4-ac Natural Resource zone adjacent in the Town of Hebron, part of PIN 010-0615-3434-001 (35.716 ac). This is in accordance with Sec. 11.04(f)8 and 11.04(f) 12 of the Jefferson County Zoning Ordinance.

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

**R4385A-22 – Brian & Jennifer Statz:** Create a 2-ac lot around the home and buildings at **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4386A-22 – Brian & Jennifer Statz:** Create two lots, one of 2 ac and one of 1.5 ac near **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

**R4387A-22 – Brian & Jennifer Statz:** Create a 4.1-ac N zone from part of PINs 010-0615-2341-000 (22 ac) and 010-0615-2344-000 (16 ac) on **Hagedorn Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

**R4388A-22 - Kutz Dairy LLC:** Create a 1.3-ac lot around the home at **N3965 County Rd Y** from PIN 014-0615-1823-000 (26.162 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4389A-22 – Michael & Mary Steptoe:** Create a 2.45-ac building site near **N3775 County Rd Y** from part of PIN 014-0615-1843-004 (6.05 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4390A-22 – Tim & Amy Dettmann:** Create a 3-acre lot around the home & buildings at **W5588 Albers Ln** in the Town of Milford from part of PIN 020-0714-1123-000 (20 ac) and 020-0714-1124-000 (38.38 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU2109-22 – Rod & Theresa Cooke:** Conditional use for an extensive on-site storage structure totaling 1,680 square feet in size at **W7288 County Rd V** in the Town of Aztalan. The site is on PIN 002-0714-0732-001 (1.201 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2110-22 – Meliza & Ryan Ritacca:** Conditional use for a kennel to allow doggie daycare, boarding and breeding for up to 32 dogs at **N5617 County Rd A** on PIN 018-0713-2243-000 (40 ac) and 018-0713-2244-002 (10 ac). This is in the Town of Lake Mills in an A-1 Exclusive Agricultural zone. It is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**7. Adjourn**