

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

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

**DATE:** Thursday, May 19, 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: May 19, 2022 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**
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, May 19, 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.

Final action on only the **rezoning amendments** will be made by the County Board of Supervisors on June 14, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on May 23, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH  
CONDITIONAL USE**

**R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc:** Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. 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**

**R4409A-22 – Tom Stade/Stade Auction Center, Inc:** Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4410A-22 – Dane M Hartwig:** Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties:** Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU2119-22- Kyle Pearson:** Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2120-22 – Saul Pechous:** Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2121-22 – Jeff Powers:** Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2122-22 – Marianne Schulz:** Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2123-22 – Stephen & Judith Zillmer:** Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

## 7. Adjourn

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.