

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 15, 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, September 15, 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, September 15, 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 July 14, 2022.
Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on June 27, 2022.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R4428A-22 – Dean Kincaid Inc: Rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL & CONDITIONAL USE

R4429A-22 & CU2059-22 – Dean Kincaid Inc: Create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4430A-22 & CU2060 – Dean Kincaid Inc: Create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R4431A-22 – William & Diana Thomas: Rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance.

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

R4432A-22 – Brian & Natalie Walters: Rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties: Rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4434A-22 – Susan Jaske: Create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4435A-22 – Theodore Mueller: Create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4436A-22 – William Stroupe: Create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4437A-22 – James & Steven Messmer: Rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4438A-22 – John Kutz/Thomas & Susan Pelloni Property: Create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) near **W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH CONDITIONAL USE

R4439A-22, R4440A-22 & CU2061-22 – Ryan Foust: Create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit.

Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMITS

CU2062-22 – Town of Ixonia: CU for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the **intersection of State Rd 16 and River Valley Rd** in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2063-22 – We Energies/Town of Ixonia Property: CU for a gas regulator station at the **intersection of State Rd 16 & River Valley Rd**, on PIN 012-0816-2244-000 (33.781 ac) in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2064-22 – Gary Liedke/Verna Ruhs & Corinne Plachetta Property: CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2065-22 – Robert Parnell: CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord.

CU2066-22 – Heidi & Andrew Deuster: CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2067-22 – Gene Sheedy/Sheedy Trust Property: CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-0516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property: CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

ZONING ORDINANCE TEXT AMENDMENT

R4427T-22 – Jefferson County: Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program.

COMPREHENSIVE PLAN AND FARMLAND PRESERVATION PLAN AMENDMENT

R4441T-22 – Jefferson County: Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan)

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.