

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, December 15, 2022

TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, 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: December 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, December 15, 2022, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE**, 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 a conditional use permit. 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 January 10, 2022.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on December 19, 2022.

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

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner: Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4450A-22 – Michael Sullivan/John Marks Property: Create a 1-ac new building site from part of PIN 012-0816-3611-000 (9.624 ac) on **Rockvale Rd**, Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd**. 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

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for an event facility as an eating and drinking place within a Community zone at **N2349 County Road D**, Town of Hebron on PIN 10-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 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.

A digital recording of the meeting will be available in the Zoning Department upon request.