

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 and Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, July 20, 2023
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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: July 20, 2023 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
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 at 7 p.m. on Thursday, July 20, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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, text of the Jefferson County Ordinance 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.

DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON JULY 31
DECISIONS ON THE REZONINGS WILL BE MADE ON AUGUST 8

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust: Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4481A-23 – Walter Trust (Sarah Walter)/Roland F & Lois V Zabel (LE): Rezone part of PIN 020-0814-2414-000 (26.820 ac) to create (2) 1-ac building sites off of **Hilltop Rd** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4482A-23 – Glenn W Griebenow Trust: Rezone part of PIN 032-0815-0134-000 (40.00 ac) to create (3) 1.5-ac A-3 lots at **W2762 Gopher Hill Rd** in the Town of Watertown. 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 FROM A-T, AGRICULTURAL TRANSITION AND FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE WITH CONDITIONAL USE PERMIT

R4483A-23 – Cullen Schmeling/Dane County Growers: Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4484A-23 & CU2096-23 – Cullen Schmeling/Dane County Growers: Rezone part of PINs 028-0513-1932-000 (50.106 ac) zoned A-1 and 028-0513-1933-000 (43.694 ac) zoned A-T to create an approximate 14-ac Natural Resource lot with conditional use to allow for agricultural use including farm-type animals off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO R-2, RESIDENTIAL-UNSEWERED

R4485A-23 – Penny A Cerchio: Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

FROM A-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH CONDITIONAL USE PERMIT

R4486A-23 & CU2097-23 – Joan Evans Krueger: Rezone all of PIN 012-0816-2222-003 (3.79 ac) with conditional use to allow for carpentry and fabrication business off **North Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4487A-23 K&V Farms LLC: Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2098-23 – Kira & Rita Midland: Conditional use to allow for up to 7 dogs as household pets in an A-1 zone at **N8362 River Valley Rd**, PIN 012-0816-2214-000 (20.527 ac), in the Town of Ixonia. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2099-23 – Jonathan F Jones: Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 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.