

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, October 19, 2023
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING 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: October 19, 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=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 at 7 p.m. on Thursday, October 19, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 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 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 OCTOBER 30, 2023.
DECISIONS ON THE REZONINGS WILL BE MADE ON NOVEMBER 14, 2023.

FROM INDUSTRIAL TO BUSINESS

R4495A-23 – Hughes Reynolds Group LLC: Rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

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

R4496A-23 – Russell & Cheryl Heine: Rezone 1 acre of PIN 002-0714-2813-000 (20 ac) to create a lot around the home at **N5594 Popp Rd** in the Town of Aztalan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property: Create a 1-ac building site north of **N3043 Haas Rd** from part of PIN 010-0615-2742-000 (44.461 ac) in the Town of Hebron. This is in accordance with Sec 11.04 (f)8 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2105 -23 – Michael Podevels: Conditional use to allow an extensive onsite storage structure in a Community zone at **W110 Rockvale Rd**, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2106-23 – Tasha Bynum: Conditional home occupation for health and wellness services at **N7010 Kroghville Rd** in the Town of Lake Mills on PIN 018-0713-0542-000 (36.058 ac), located in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2107-23 – Elmer Rehr Trust: Conditional use for an extensive onsite storage structure in a Residential R-2 zone at **N4209 County Road A**, PIN 022-0613-0841-015 (1.42 ac), Town of Oakland. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2109-23 – Angela J Starr: Conditional use for a home occupation flower shop at **N901 Old 26 Rd**, Town of Koshkonong on PIN 016-0514-1933-000 (5.627 ac) in an A-3 Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2108-23 – Seeger Bos Farms, LLC: Conditional use for an ATPCP regulated livestock facility in an A-1 Agricultural zone at **N2901 Mode Ln**, Town of Oakland, on PINs 022-0613-3522-000 (36.574 ac), 022-0613-3411-000 (40 ac) and 022-0613-3414-000 (20 ac). This is in accordance with Sec 11.04(f)6 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.