

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, May 16, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, 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: May 16, 2024, 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, May 16, 2024, in Room C2063 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 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, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **May 28, 2024**

Recommendations by the Committee on rezones, will be made on **May 28, 2024**, and the final decision will be made by the County Board on **June 11, 2024**

DIVISION OF AN EXISTING A-3, AGRICULTURAL/RURAL RESIDENTIAL LOT

R4534A-24 - Axel Vohs: Allow a division of an existing A-3 zoned lot to create a 1.3-acre lot from parcel 004-0515-2611-000 (7.601 acres) along **Piper Road**, Town of Cold Spring, and owned by Leroy & Carol Vohs Trust. 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 R4235A-24 - Kiley Groose: Rezone to create a 1-acre residential building site along **Concord Center Drive**, Town of Concord, from parcel 006-0716-1431-001 (41.072 acres) owned by Mark D & Lisa S Groose Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4536A-24 - Brian Toczyski: Rezone to create a 2-acre residential building site along **Wright Road**, Town of Farmington, from parcel 008-0715-1914-001 (20.0 acres) and 008-0715-1942-000 (40 acres) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is owned by the Schumacher Trust.

R4537A-24 – NCenterprices LLC: Rezone to create two, 2-acre residential lots from parcels 018-0713-0213-003 (18.970 acres) and 018-0713-0224-000 (40 acres) near **N1779 North Shore Road**, Town of Lake Mills, in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance.

R4538A-24 – Ricky & Erica Schneekloth: Rezone all of parcel 032-0815-1512-001 (2 acres) at **N8844 South Road**, Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance. The parcel is owned Lights On LLC.

R4539A-24 – J & K Strauss Trust: Rezone to create a 2-acre residential building site from parcel 020-0813-2622-001 (42.464 acres) along **Springer Road**, Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4540A-24 – J & K Strauss Trust: Rezone to create (3), 1-acre residential building sites from PIN 030-0813-2714-000 (43.404-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

FROM A-1 EXCLUSIVE AGRICULTURAL NATURAL RESOURCE

R4541A-24 – J & K Strauss Trust: Rezone to create a 13.5-acre Natural Resource zone from parcel 030-0813-2622-001(42.464 acres) in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The property is along **Springer Road**, Town of Waterloo.

CONDITIONAL USE PERMIT APPLICATIONS

CU2124-24 – Aaron & Conni Pugh: Conditional use for an extensive onsite storage structure in an R-2 zone at **W1313 County Road CW**, Town of Ixonia, on parcel 012-0816-0411-003 (5.2 acres) in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2125-24 – Aaron & Conni Pugh: Conditional use to allow farm-type animals in an R-2 zone at **W1313 County Road CW**, Town of Ixonia, on parcel 012-0816-0411-003 (5.2 acres) in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2126-24 – Gregg Brunclik: Conditional use to allow an addition to an existing extensive onsite storage structure in an R-2 zone at **N7568 Ceasar Road** on parcel 032-0815-3613-001 (9.08 ac), Town of Watertown. The property is owned by Gregg A Diane E Brunclik. This is in accordance with 11.04(f)2 of the Jefferson County Zoning Ordinance.

1. 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.