

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, July 18, 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: July 18, 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. 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 18, 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 **July 29, 2024**
Recommendations by the Committee on Rezones, will be made on **July 29, 2024**
Final decision will be made by the County Board on **August 13, 2024**

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

All is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4544A-24 – Benjamin & Karen Kacheris: Request for the existing A-3 zoned lot to be subdivided to create a 2.0 acre lot and a 1.0 acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002.

R4545A-24 – Chris Heinecke: Rezone approximately 1.6 acres to be added to existing 2.0 acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005.

R4546A-24 – R&W Ventures LLC: Rezone to create a 3.3 acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

R4547A-24 – R&W Ventures LLC: Rezone to create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

R4548A-24 – Michael Braatz: Rezone to create a 2.0 acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. The property is owned by John A & Nancy C Braatz Trust.

R4549A-24 – Courtney Dunkelberger: Rezone a 1.1 acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. The property is owned by Daniel & Melanie Dunkelberger.

R4550A-24 – Ivan & Elizabeth Yoder: Rezone to create a 2.0 acre lot at **W6184 Star School Road**, Town of Koshkonong, parcel 016-0514-2114-000.

CONDITIONAL USE PERMIT APPLICATIONS

All is in accordance with Sec. 11.04(f)1 & 2 of the Jefferson County Zoning Ordinance

CU2130-24 – Todd Crawley & Jennifer Blossom: Conditional use to expand the dog kennel from 20 dogs to 40 dogs in an A-3 zone at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002.

CU2131-24 – Ryan & Nicole Meyers: Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in a R-2 zone at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003.

6. 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.