

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
Public Hearing to amend the Jefferson County Comprehensive Plan and Farmland Preservation Plan
Public Hearing to amend the Jefferson County Floodplain Ordinance

DATE: Thursday, June 19, 2025

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 Teams Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

[Join the meeting now](#)

Meeting ID: 252 699 430 182 1

Passcode: yi7aW3eH

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, June 19, 2025, 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 TEAMS.** 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 8:00 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 **June 30, 2025**

Recommendations by the Committee on Rezones will be made on **June 30, 2025**

Final decision will be made by the County Board on **July 8, 2025**

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

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4607A-25 – Michael D & Gail D Maron Trust: Rezone 5.0-acres from A-1 to A-3 around the existing home and buildings and rezone from A-1 to A-3 to create (2) 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

R4608A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to A-3 to create (3) 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

R4609A-25 – John H Diestelmann: Rezone .4-acre from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.

R4610A-25 – Erik & Natalija Burns: Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).

R4611A-25 – Cheri Hazard: Rezone 3.1-acres from A-1 to A-3 to create a residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

R4612A-25 – Matthew & Angela Wolfe: Rezone 2.0-acres from A-1 to A-3 to create a residential lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

R4613A-25 – NCEnterprises LLC: Rezone 15-acres from A-1 to N at **N7119 North Shore Road** in the Town of Lake Mills, PIN 018-0713-0224-000 (39.80 ac).

R4614A-25 – Brian D & Jennifer L Statz: Rezone 2.6-acres from A-1 to N across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

FROM A-T AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL-UNSEWERED

All are in accordance with ss. 22-146 – 22-156 of the Jefferson County Zoning Ordinance

R4615A-25 – Duane W & Deborah Strauss: Rezone 1.2-acres from A-T to R-2 to create a residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).

CONDITIONAL USE PERMIT APPLICATIONS

All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

CU2170-25 – Louis & Ellen White: Conditional Use to allow for kennel in an A-1 zone for personal dogs located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).

CU2171-25 – Jasper Gronert: Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH CONDITIONAL USE

All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone 2.0-acres from A-1 to A-2 to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

COUNTY COMPREHENSIVE PLAN AND FARMLAND PRESERVATION PLAN

R4616T-25 – TOWN OF IXONIA: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town's recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-T, AGRICULTURAL TRANSITION

All are in accordance with ss. 22-240 – 22-249 of the Jefferson County Zoning Ordinance

R4617T-25 – TOWN OF IXONIA: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.

COUNTY FLOODPLAIN ORDINANCE

All are in accordance with Chapter 6, Article III of the Jefferson County Floodplain Ordinance

R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.

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 accommodation 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.