

**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, November 21, 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: November 21, 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**

The meeting was called to order by Vice Chairman Nass at 7:00 p.m.

**2. Roll Call**

All members of the committee were present at 7:00 p.m., except for Chairman Jaeckel who was excused. Also present were staff members Sarah Elsner and Haley Nielsen.

**3. Certification of Compliance with Open Meetings Law**

Supervisor Paulson verified that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of Agenda**

Motion by Supervisor Paulson to approve the agenda, seconded by Supervisor Foelker. Motion passed 3-0.

**5. Public Hearing**

Elsner read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 21, 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 8:00 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 **November 25, 2024**

Recommendations by the Committee on Rezones, will be made on **November 25, 2024**

Final decision will be made by the County Board on **December 10, 2024**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

All in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance

**R4566A-24 – Mark D. & Eileen M. Lurvey Trust:** Rezone from A-1 to N to create one 19.5-acre and one 15.3-acre parcel at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 (38 ac) and 004-0515-2731-017 (.66 ac) in the Town of Cold Spring.

Discussed during presentation of R4567A-24.

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

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

**R4567A-24 – Mark D. & Eileen M. Lurvey Trust:** Rezone to create two 1-acre residential lots at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 (38 ac) and 004-0515-2731-017 (.66 ac). This will require transferring all A-3 parcel splits from PINs 004-0515-2743-000 (29 ac) and 004-0515-2734-000 (34 ac) in the Town of Cold Spring.

**PETITIONER:** Brandon White presented on behalf of Mark & Eileen Lurvey for both rezones R4566A-24 and R4567A-24. Explained the request is consistent with County requirements and surrounding land use. There is low suitability for agricultural use in this area. The request will not hinder the farmland preservation plan.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file.

**TOWN:** In favor, with condition of road agreement.

**R4568A-24 – T & R Reeb Trust:** Rezone to create a 2-acre net residential lot west of **W4640 Fremont Road** from PIN 004-0515-1812-000 (33 ac). This will require transferring all A-3 parcel splits from PINs 004-0515-1813-000 (35 ac), 004-0515-1814-000 (21 ac), 004-0515-1841-000 (51 ac) & 004-0515-1732-000 (39 ac) in the Town of Cold Spring.

**PETITIONER:** Tom Stade presented for this rezone. Owners want to create a lot, the lot takes in knoll and will straighten lots from northeast to southwest.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file.

**TOWN:** In favor.

**R4569A-24 – T & R Reeb Trust:** Rezone .14 acres from PIN 004-0515-1812-000 (33 ac) to be added to lot at **W4640 Fremont Road** to create a 1.64-acre total lot size in the Town of Cold Spring, PIN 004-0515-1812-003. (1.5 ac).

**PETITIONER:** Tom Stade presented as the petitioner for this rezone. Explained that big equipment is used in the general area for farming. They haven't farmed the corner because of this and are adding it to the existing lot for this reason, while it will also straighten out the lot lines.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file.

**TOWN:** In favor.

**R4570A-24 – Mary Burke:** Rezone to create two 2.0-acre lots at **N3981 County Road E** in the Town of Sullivan, PIN 026-0616-1423-000 (76 ac). The property is owned by Janice K. Blank Trust.

**PETITIONER:** Mary Burke (2644 N 97<sup>th</sup> Street, Wauwatosa) presented herself as the petitioner for this rezone. She has an offer on the property, contingent on the rezone. The lot area was selected to minimally disrupt agricultural land. The lot is clustered to neighboring home. The lot is using as little prime soil as possible.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file.

**TOWN:** In favor.

**R4571A-24 – Lydia Stiemke:** Rezone to create a 4.0-acre lot at intersection of **Rockdale Road & Woodside Road** in the Town of Sumner, PIN 028-0513-0624-000 (8 ac). The property is owned by Raymond G. Dalby.

**PETITIONER:** Dan Higgs from Combs Surveying presented as the petitioner for this rezone. The owners would like to build a residence on this lot. Mr. Higgs addressed the Town concerns about grading/topography. There is room to grade some of the proposed driveway access, to eliminate steepness. The west side of the lot was an old gravel pit.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Hugh Lenox (W9464 Woodside Road) has concerns with access on the corner.

**REBUTTAL:** Dan Higgs explained that the owners will not be using the access that was referenced in the comments opposed.

**STAFF:** Given by Elsner and in the file.

**TOWN:** In favor, with conditions/concerns. Grading concerns, driveway permits. Elsner confirmed with the owner if she felt the Town conditions could be met. Lydia Steimke confirmed she did not foresee issues with meeting Town conditions.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2135-24 – James & Tammy Roth:** Conditional Use to allow an extensive storage structure 986 sq. ft., 16 ft. high, in R-2 zone to replace existing shed at W3111 Fairview Drive in the Town of Jefferson, PIN 014-0615-0221-017 (.75 ac).

**PETITIONER:** James Toma (builder) presented as the petitioner for this Conditional Use. The existing deteriorating shed is to be replaced with the proposed building.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked if the dimensions as proposed were exact? Yes. Use of building/business? Personal storage, no business use. Bathroom? No. Outdoor lighting? Light near door.

**TOWN:** In favor.

#### **6. Adjourn**

**Motion by Poulson and seconded by Foelker to adjourn the meeting at 7:23 p.m.**

**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.**