

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, April 17, 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 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: April 17, 2025, at 07:00 PM Central Time (US and Canada)
Meeting ID: 856 6292 4252
Passcode: Zoning

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tp4g3M26TtCHOJOvLHQvXQ>

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 Chairman Jaeckel at 7 p.m.

2. Roll Call

All members of the Committee were present at 7 p.m. Staff members Sarah Elsner and Trevor Quandt were also present. Also attending via Zoom were; Dardong Xiong, Josh Huston, Bradley Danto, and Cassie Richardson

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson affirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented.
Motion passed by a voice vote of 5-0.

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, April 17, 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 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 **April 28, 2025**

Recommendations by the Committee on Rezones will be made on **April 28, 2025**

Final decision will be made by the County Board on **May 13, 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

R4595A-25 – Yupeng Xiong: Rezone from A-1 to A-3 approximately 2.8-acres around the house and outbuildings at **N6319 Hilltop Lane** in the Town of Farmington, PIN 008-0715-1624-000 (34.950 ac).

PETITIONER:

Dardong Xiong. His brother, Yupeng, is trying to split the property in two separate parcels. One 2.8 acres lot, and the remaining left farmland. Stated the farmland would continue to be used by the current farmer and the families mother who enjoys keeping a garden.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor 2-1

R4596A-25 – Stefan Gieryn: Rezone from A-1 to A-3 to create a 1-acre residential lot at **N138 McMillen Road** in the Town of Koshkonong, PIN 016-0514-3433-001 (30.0 ac).

PETITIONER:

Stefan Gieryn, N138 McMillen Rd, Town of Koshkonong.
Looking to rezone to create a 1-acres lot for his son to build a home on.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

In favor 5-0, no conditions.

FROM A-T AGRICULTURAL TRANSITION TO R-1, RESIDENTIAL-SEWERED

All are in accordance with ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

R4597A-25 – BKTK Properties LLC: Rezone from A-T to R-1 the 3.103-acre lot (CSM 6368, Lot 3) north of **N1046 Olson Road** in the Town of Sumner, PIN 028-0513-1943-057 (3.103 ac).

PETITIONER:

Blair Kransberger, W9466 Lake Dr, Edgerton
Owns the property and is looking to rezone to sell for someone to build on.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

In favor 5-0, no conditions.

FROM B-BUSINESS TO R-1, RESIDENTIAL-SEWERED

All are in accordance with ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

R4598A-25 – Paul Oliver: Rezone from B to R-1 a 1.488-acre vacant lot at **W9298 US Highway 18** in the Town of Oakland, PIN 022-0613-0532-002 (1.488 ac). Property is owned by Joshua Huston and Stephanie Kind.

PETITIONER:

Josh Huston, 311 England St, Cambridge
Looking to rezone from business to residential (sewer available to hook-up) to build a home.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

In favor 5-0. Town noted it meets growth plan, road setbacks, and is a positive use of an empty lot.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2160-25 – Trevor Knaack: Conditional Use to allow for a 2000 sq ft, 21 ft high extensive onsite storage structure for personal use in an R-2 zone at **N1587 Knaack Ct** in the Town of Koshkonong, PIN 016-0514-1514-028 (1.616 ac).

PETITIONER:

Jeff Begovatz, N2551 Strunk Rd, Fort Atkinson explained the petition.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

In favor 5-0

(Approval of 15 ft setback to the north side of the lot. The building is 2,000 sq ft, 21ft high, no restrooms, and standard lighting.)

CU2161-25 – Bradley Danto: Conditional Use to allow for keeping dogs as household pets on a non-commercial basis in excess of two per premises in an R-1 zone locate at **W9018 Lakeview Drive** in the Town of Oakland, PIN 022-0613-0813-086 (.393 ac).

PETITIONER:

Bradley Danto, W9018 Lakeview Dr, Town of Oakland
Currently have 4 dogs registered with the town. Looking for approval of conditional use to keep the current dogs.

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

Unanimously in favor. (No conditions)

CU2162-25 – Dunneisen Sand and Gravel LLC: Conditional Use renewal of existing sand and gravel pit business at **W8215 US Highway 18** in the Town of Oakland, PIN 022-0613-1012-000 (34.263 ac), 022-0613-1013-000 (85.178 ac) & 022-0613-1011-001(18.985 ac).

PETITIONER:

Randy Dunneisen, W8215 US Hwy 18, Town of Oakland
Looking for approval to renew 10 year conditional use permit. No change to the business or hours

COMMENTS IN FAVOR:

None

COMMENTS OPPOSED:

None

REBUTTAL:

None

QUESTIONS FROM THE COMMITTEE:

None

STAFF REPORT: Given by Elsner and in the file.

TOWN:

In favor 5-0

Conditions; No blasting, no change of use from current CU, same hours (see file)

6. Adjourn

Motion by Supervisor Foelker and seconded by Supervisor Nass to adjourn the meeting. Motion passed 5-0 on a voice vote and the meeting was adjourned at 7:20 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 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.