

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Richard Jones; Lloyd Zastrow

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review 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, September 17, 2009, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are a petition to amend the zoning ordinance of Jefferson County, an application for conditional use permit and a zoning ordinance text amendment. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

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

3425A-09 – Lewis Tripi, Sr: Rezone to create an approximate 2-acre vacant lot on West Road, and an approximate 1.7-acre lot around the home at N9198 West Road in the Town of Watertown. The site is part of PINs 032-0814-1021-000 (40 Acres) and 032-0814-1024-000 (40 Acres).

CONDITIONAL USE PERMIT APPLICATION

CU1594-09 – Lori Dewyer/James & Cherie Miller Property: Conditional use to allow up to 12 dogs at W5445 STH 106 in the Town of Koshkonong on PIN 016-0614-3543-003 (1.54 Acres). The property is zoned A-1, Agricultural.

ZONING ORDINANCE TEXT AMENDMENT

3426T-09 – Jefferson County: Modify the Jefferson County Zoning Ordinance as follows: ~~striketroughs~~ show text to be deleted; underlined areas show text to be added.

11.02 DEFINITIONS

Garage, Residential: A structure or carport for storage of automobiles, vehicles accessory to the residential use of the property, household equipment and material. ~~Three stalls plus no more than 150 square feet of additional floor area.~~ Maximum square footage - 1,000 square feet. Maximum height - 15 feet. Larger garages, sheds, parking of larger vehicles are treated under Extensive On-Site Parking or Storage.

Residential Accessory Uses and Buildings:

11.04 (d) ZONING DISTRICTS

Limited Number of Buildings. There shall be not more than one (1) principal dwelling structure and two (2) accessory structures, ~~including a private garage on any lot in either Residential District, Community and Waterfront Districts.~~ which include one (1) residential garage and one (1) residential accessory building on any lot in the R-1 and R-2 Residential, Community and Waterfront Districts.

11.04 (f) Zoning Controls

6. A-2 - AGRICULTURAL BUSINESS

Principal Uses. ~~All uses in this district shall be conditional uses.~~

Add in Principal Uses:

Agriculture, horticulture, dairying, beekeeping, livestock raising, hatching of fowl, nursery, greenhouse, non-commercial stable, truck farm, forest management, game farm, hunt club, roadside stand for the sale of products grown or produced on the premises. Feedlot for 150 livestock units or less, fowl and poultry farm housing 10,000 birds or less. Existing dwelling that predates the enactment of this ordinance and its replacement, as long as the replacement dwelling is placed within 100 feet of the existing dwelling, unless otherwise reviewed and approved by the Planning and Zoning Committee. On parcels with less than 35 acres of contiguous land, only one animal unit is allowed per acre, with a minimum of 2 acres required.

Add in Conditional Uses:

- hh. Retail sales of agricultural related items not grown on the premises.
- ii. Storage of contractor's equipment and materials
- jj. Mini warehousing/personal storage warehousing
- kk. Bed and breakfast in an existing A-2 zone and an existing residential structure (as defined in Chapter DHS 197 in the Wisconsin Administrative Code)
- ll. Tourist rooming house in an existing A-2 zone and an existing residential structure (as defined in Chapter DHS 195 in the Wisconsin Administrative Code)

7. A-3 - AGRICULTURAL/RURAL RESIDENTIAL

Add in Conditional Uses:

- f. Bed and breakfast (as defined in Chapter DHS 197 in the Wisconsin Administrative Code)
- g. Tourist rooming house (as defined in Chapter DHS 195 in the Wisconsin Administrative code)

12. R/R - RESIDENTIAL/RECREATIONAL

Add in Conditional Uses:

- Bed and breakfast (as defined in Chapter DHS 197 in the Wisconsin Administrative Code)
- Tourist rooming house (as defined in Chapter DHS 195 in the Wisconsin Administrative Code)

11.06(c)2. TRAFFIC, LOADING, PARKING AND ACCESS

2. Size of each parking space shall be not less than two hundred ~~sixteen~~ (216) (200) square feet exclusive of the space required for ingress and egress. A single-stall garage or one (1) stall in a multiple-stall garage may replace a single required parking space.

11.11(b)5.b.3) Applications for Conditional Use Permits, Variances, Administration Appeals, and Applications for Rezoning

3) Sanitary and Zoning Permits for Conditional Uses and Variances Uses: Issuance by the Planning and Zoning Committee for a conditional use approval or issuance by the Board of Adjustment of a variance shall not relieve the applicant of the obligation to obtain sanitary and zoning permits. ~~The fee normally charged for zoning permits shall not be imposed when the use has received a conditional use approval or a variance.~~

11.11 (d)2.e.1) Board of Adjustment

1) Due notice to parties in interest shall mean that the Zoning Administrator will mail, by ordinary postage, reasonable advance notice of all hearings and meetings on any pending matter to the applicant, to owners of record of properties which are located outside cities and villages and ~~within one-quarter mile of~~ adjacent to the parcel involved in the application, to the clerk of the town where the property is located, to the clerk of any other town or any other village located within 1.5 miles of the property involved in the application, and to other parties who have made known to the office their specific interest in the matter and their request to receive such notices. Failure of the office to accomplish such provision of notice shall not invalidate or prejudice the proceedings, provided the Board concludes that reasonable efforts were made or that the parties who subsequently complain of not having been sent or of not receiving notice did, in fact, know of the proceedings and had reasonable opportunity to attend or be represented, or to convey their views prior to the Board's decision.

11.15 NOTICE REQUIREMENTS. (9-8-81, Res. No. 81-87.) Upon receipt of a petition to amend this zoning ordinance and the official zoning map of Jefferson County, and applications for residential-type conditional use permits, notice of public hearing shall be mailed by first class postage to all persons listed in the Jefferson County Land Information Office as of the date of the petition as owning property within ~~one-quarter mile~~ 500 feet of the exterior boundary of the parcel for which rezoning is requested.

When a city or village boundary is included within ~~this a~~ a one-quarter mile radius, only the municipality affected will be notified in addition to all other property owners within the unincorporated areas in the ~~one-quarter mile~~ 500 feet radius, ~~except as provided below. Persons in the incorporated areas who own property immediately adjacent to the parcel for which the rezoning or residential type conditional use permit is requested shall be given notice of public hearing by first class mail.~~

All zoning and land use permits and conditional use permits granted shall be published at least once a month in the official newspaper as designated by the Jefferson

County Board of Supervisors. Publication shall be within the last ten (10) days of each month.

Upon receipt of a petition requesting a conditional use permit, other than a residential-type conditional use permit, notice of public hearing shall be mailed by first class postage to all persons listed in the Jefferson County Land Information Office as of the date of the petition as owning property within ~~one-mile~~ one-quarter mile of the exterior boundary of the parcel for which the conditional use permit is requested.

When a city or village boundary is included within this ~~one-mile~~ one-quarter mile radius, only the municipality affected will be notified in addition to all other property owners within the unincorporated areas in the ~~one-mile~~ one-quarter mile radius, ~~except as provided below. Persons in the incorporated area who own property immediately adjacent to the parcel for which a conditional use permit is requested shall be given notice of public hearing by first class mail.~~

Failure to mail notice to all joint owners of a particular parcel of property shall not constitute noncompliance with this section of the Ordinance, as long as any one joint owner of that particular parcel has been mailed notice of the upcoming public hearing.

Upon receipt of a petition requesting a variance from the terms of this Zoning Ordinance, notice of public hearing shall be mailed by first class postage to all persons listed in the Jefferson County Land Information Office as of the date of the petition as owning property which is adjacent to the exterior boundary of the parcel for which the variance is requested. Under this section "adjoining owner" includes owners of parcels which are separated from the subject parcel by a road.

Petitions to amend this Zoning Ordinance and the official zoning map of Jefferson County, which are filed by a town board pursuant to town board action, shall be exempt from the notice requirements set forth in this section.

6. Adjourn

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.