

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, September 17, 2015

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Approval of Agenda**
5. **Explanation of Process by Committee Chair**
6. **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, 2015, 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 petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS; A-3, AGRICULTURAL/RURAL RESIDENTIAL; AND N, NATURAL RESOURCE

R3825A-15, R3826A-15 & R3827A015 – James Omdoll Trust: Create a 5.51-acre A-2 lot for residential-type storage; create a 2.37-acre A-3 lot around the home at **W1412 County Highway E** and a 5.08-acre A-3 lot around the home at **W1442 County Road E**; create a 19-acre Natural Resource zone adjacent. This proposal is on PIN 024-0516-1541-000 (32.47 Acres), Town of Palmyra.

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

R3828A-15 & CU1842-15 - Raymond & Janet Ross/Edgar Grosenick Property: Rezone PIN 012-0816-2222-002 (5.76 Acres) with conditional use for mini-warehousing at **N8466 North Road** in the Town of Ixonia.

R3829A-15 & CU1843-15 – Philip & Sandra Bittorf: Rezone 3.2 acres of PIN 018-0713-0614-000 (40 Acres) with conditional use for a highway warning sign business at **N7103 Stoney Creek Road** in the Town of Lake Mills.

R3830A-15 & CU1844-15 – JTO Properties, LLC: Create a 4.45-acre lot for beekeeping supply sales and storage on the **north side of East Gate Drive** in the Town of Watertown, on PIN 032-0815-1223-000 (26.550 Acres).

R3831A-15 & CU1845-15 & CU1846-15 – JTO Properties, LLC: Create an A-2 zone with two lots, one of 5.3 acres with conditional use for beekeeping supply sales and storage **south of East Gate Drive**, and one of 4.59 acres at **W2763 East Gate Drive** with conditional use for farm equipment and construction equipment sales. The site is on PIN 032-0815-1231-000 (37.14 acres) in the Town of Watertown.

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

R3832A-15 – Steven & Theresa Schluter: Create a 2-acre building site on **County Road N** from part of PIN 004-0515-1924-001 (14.036 Acres) in the Town of Cold Spring.

R3815A-15 – Eldyn Pitzner: Create a 3-acre farm consolidation lot around the home and buildings at **N7054 County Road D** in the Town of Farmington from part of 008-0715-0241-000 (37.99 Acres).

R3835A-15 – David Mallow: Rezone 2 acres of PIN 012-0816-0324-000 (43.156 Acres) to create a new building site near **W1161 County Road CW** in the Town of Ixonia.

R3836A-15 – Thomas Anfang: Create a 3-acre farm consolidation lot at **N5207 Pioneer Drive** in the Town of Concord from part of PINs 006-0716-3212-001 (20 Acres) and 006-0716-3213-000 (40 Acres).

R3837A-15 – Thomas Anfang: Rezone to create four, 2-acre building sites utilizing consolidation of Parcels of Record, transferring two lots from 006-0716-3212-001 (20 Acres) and 006-0716-3213-000 (40 Acres) to 006-0716-3211-001 (20 Acres) and creating two lots from PINs 006-0716-3211-001 and 006-0716-3214-000 (40 Acres). The site is on **Pioneer Drive** in the Town of Concord.

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

R3838A-15 & R3839-15 – Thomas Anfang: Create a 6-acre building site on **Rocky Lane** and a 10.7-acre Natural Resource zone from PIN 006-0716-3214-000 (40 Acres) in the Town of Concord.

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

R3840A-15 – Gina Salmieri/Ione Kerr Property: Create a 7.4-acre Natural Resource zone on **Lake Dorothy Lane** from PIN 008-0715-1422-000 (29.343 Acres) in the Town of Farmington.

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

R3841A-15 – Jon W Febock: Rezone 1.85 acres of PIN 018-0713-3032-000 (28.2 Acres) to create a lot around the buildings at **N5480 County Road O** in the Town of Lake Mills.

CONDITIONAL USE PERMIT APPLICATIONS

CU1847-15 – Nathan Zinzow: Conditional use to allow an extensive on-site storage structure of 1280 square feet, approximately 22 feet in height in a Residential R-2 zone. The site is on PIN 022-0613-0841-014 (3.012 Acres) in the Town of Oakland at **W8920 Ripley Road.**

CU1848-15 – Kelly & Dustin Schneider: Conditional use to allow a second dwelling unit structure at **W392 Pine Drive** in the Town of Palmyra on PIN 024-0516-1234-002 (5.01 Acres) in a Residential R-2 zone.

CU1849-15 – Kelly & Dustin Schneider: Conditional use to allow up to four horses in a Residential R-2 zone at **W392 Pine Drive** in the Town of Palmyra on PIN 024-0516-1234-002 (5.01 Acres)

CU1850-15 – Paul & Carmen Sommers: Allow a 1600 square foot extensive on-site storage structure, 20' 7" high in a residential R-2 zone at **N9103 River Road,** Town of Watertown on PIN 032-0815-1113-009 (7.148 Acres).

CU1851-15 – Rodney Strauss/Everett & Judith Strauss Trust Property: Conditional use to allow storage of garage doors, openers, trailers and boat in an A-2, Agricultural and Rural Business zone **near W4412 Riverview Road** in the Town of Watertown on PIN 032-0815-1724-011 (10.16 Acres)

CU1840-15 – Dustin Wilke/Wilkes LLC Property: Conditional use to allow up to 950 animal units for expansion of the ATCP51-regulated intensive ag operation at **N7836 Newville Rd.** The site is part of PINs 030-0813-2914-004 (13.979 Acres) and 030-0813-2823-003 (26.043 Acres) in the Town of Waterloo, and is zoned A-1 Agricultural.

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 the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.