

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker and Blane Poulson

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

DATE: Thursday, November 15, 2018

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**
4. **Approval of Agenda**
5. **Explanation of Public Hearing 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, November 15, 2018, 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, which include staff finding of fact, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4110A-18 – Krista Crossman & Melissa Hafenstein: Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1968-18 – Krista Crossman & Melissa Hafenstein: Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

R4111A-18 – ADL Properties LLC: Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-24-14-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4112A-18 – ADL Properties LLC: Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4113A-18 – ADL Properties LLC: Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4114A-18 – Richard & Marcia Bienz: Create a 1.27-ac building site along **Staude Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4115A-18 – Serendipity Events LLC: Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4116A-18 – Karen Mueller: Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4117A-18 – Diane Origer: Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4095A-18 – Brian & Jennifer Statz: Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4096A-18 – Brian & Jennifer Statz: Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4097A-18 – Brian Statz: Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

R4118A-18 – John & Dee Winkelman: Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4119A-18 – John & Dee Winkelman: Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

R4120A-18 – Daniel & Kristia Loeder: Rezone to create a 5.1-ac farm consolidation lot at **N3421 Bente Rd** in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4121A-18 – Daniel & Kristia Loeder: Rezone to create a 38.4-ac Natural Resource zone near **N3421 Bente Rd** from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU1969-18 – Strausdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

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.

Further information about Zoning can be found at www.jeffersoncountywi.gov