

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, February 21, 2019  
**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, February 21, 2019, 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**

**R4129A-19 – Tim Otterstatter:** Rezone 4.45 acres of PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATION**

**CU1971-19 – Tim Otterstatter:** Conditional use for farm/construction equipment sales on PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec.11.04(f)7 of the Jefferson County.

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

**R4130A-19 – Ross Walton:** Create a 2.7-ac A-2 zone on **County Road D** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATION**

**CU1972-19 – Ross Walton:** Conditional use to allow a personal shop for storage and maintenance of contractor's equipment on **County Road D** in the Town of Cold Spring. The site is on PIN 004-0515-2732-000 (40 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 AND RURAL RESIDENTIAL**

**R4131A-19 – Ross Walton:** Rezone 2.7 acres of PIN 004-0515-2733-000 (39.6 Ac) for a lot around the home and buildings at **N510 County Road D**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4132A-19 – Ross Walton:** Create a 6-acre building site off of **Vannoy Drive** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4133A-19 – Concord Wisconsin Properties LLC:** Create a 1.7-ac building site on **Concord Center Dr** in the Town of Concord from PIN 006-0716-1334-005 (15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4134A-19 – Standard Process:** Rezone 4 acres around the home and buildings at **N1974 Koch Rd** in the Town of Palmyra from PIN 024-0516-0723-000 (37.76 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4135A-19 – Larry Rasmussen:** Create a 1.41-acre lot around the home at **N7399 Jungle Ln** in the Town of Waterloo from part of PINs 030-0813-3144-001 (34.711 Ac) and 030-0813-3233-000 (36.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4136A-19 – Daniel Weidner/Jeanette V Weidner Trust Property:** Rezone to create a 2.58-acre lot around the buildings at **N4642 Highland Dr** in the Town of Sullivan from PIN 026-0616-0132-000 (40 Ac) and a 3.05-acre new building site to the south from part of PIN 026-0616-0133-000 (37.555 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 RESOURCES**

**R4137A-19 – Daniel Weidner/Jeanette V Weidner Trust Property:** Create a 16.33-acre Natural Resource zone from part of PIN 026-06160133-000 (37.555 Ac) along **Highland Dr** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

#### **FROM A-3. AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4138A-19 – Jason Schultz:** Rezone PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1973 -19 – Jason Schultz:** Allow rural business parking on PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1974-19 – Ammat LLC:** Allow an event center in an existing Business zone at **N7755 State Road 89**. The site is in the Town of Waterloo on PIN 030-0813-2634-002 (6.007 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**CU1975-19 – Chad Fredrick:** Allow an extensive on-site storage structure of up to 1,400 square feet, 16 feet in height at **W3091 County Rd CW**. The site is in a Residential R-2 zone in the Town of Watertown on PIN 032-0815-0212-009 (0.850 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

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](http://www.jeffersoncountywi.gov)