

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, October 17, 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 on October 17, 2019, in Room 205 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.** 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 INDUSTRIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4180A-19 – John & Michelle Mehring: Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2003-19 – John & Michelle Mehring: Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. 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

R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust: Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property: Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4183A-19 – Robert Burns/Anita Burns Trust Property: Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). 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 ZONE

R4184A-19 – Robert Burns/Anita Burns Trust Property: Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. 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

R4185A-19 – Robert Burns/Anita Burns Trust Property: Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. 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 ZONE

R4186A-19 – Robert Burns/Anita Burns Trust Property: Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

FROM N, NATURAL RESOURCE TO C, COMMUNITY

R4187A-19 – Chandler White: Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2004-19 – Chandler White: Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

FROM A-T, AGRICULTURAL TRANSITION TO B, BUSINESS

R4188A-19 – Edward & Chrissy Gaggioli: Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2009 -19 – Edward & Chrissy Gaggioli: Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU2005-19 – National Management: Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2006-19 – Erik Potter: Conditional for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd**. This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

CU2007-19 – David Ringelstetter: Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2008-19 – Richard Wrench Trust: Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wrench Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.