

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, 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, August 20, 2020

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

PLACE: **Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI**
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

REGISTRATION IS REQUIRED TO ATTEND VIA ZOOM!

Register in advance for this meeting:

<https://zoom.us/meeting/register/tJAtfu2ppjMjHtBNd5Wqo6oY64dHE1guhmp>

After registering, you will receive a confirmation email containing information about joining the meeting.

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 August 20, 2020, 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 A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust

Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. 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

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-

0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennet: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevitiz: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Aztalan on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2042-20 – Jacob Schepp: Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St**, Town of Milford, on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.