

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, June 17, 2021

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:

You are invited to a Zoom meeting.
When: June 17, 2021 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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 June 17, 2021 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 EITHER IN PERSON OR VIA ZOOM.** 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-T, AGRICULTURAL TRANSITION TO RESIDENTIAL R-1

R4320A-21 – Richard & Christine Schwarze: Create a 5.48-acre R-1 zoned lot from part of PINs 018-0713-1034-009 (35.485 Ac) currently zoned A-T and 018-0713-1522-040 (0.478 Ac) zoned R-1. The site is in the Town of Lake Mills on **Shorewood Meadows Circle**. The request is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4321A-21 – Richard & Christine Schwarze: Create a 5-acre R-1 zoned lot from part of PINs 018-0713-1031-000 (33.05 Ac) and 018-0713-1034-009 (35.485 Ac) zoned A-T. The site is in the Town of Lake Mills on **Shorewood Hills Road**. The request is in accordance with Sec. 11.04(f) 1 of the Jefferson County Zoning Ordinance.

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

R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property: Enlarge the existing A-2 zone at **N6189 County Road F**, Town of Concord by approximately 0.482 acres. The site is part of PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT

CU2075-21- Donald Popp/Hickory Wood Ranch LLC Property: Conditional use for storage of non-farm equipment/boat storage in a proposed A-2 zone at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.95 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

R4323A-21 - Donald Popp/Hickory Wood Ranch LLC Property: Create a new 1.318-acre A-2 zone at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT

CU2076-21 - Donald Popp/Hickory Wood Ranch LLC Property: Conditional use for a dog kennel/training facility at **N6189 County Road F**, Town of Concord, on PIN 006-0716-1644-000 (36.950 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

R4324A-21 – Martin Dula: Create a 1.731-acre A-2 zone at **W8525 Finch Brothers Rd** in the Town of Lake Mills on PIN 018-0713-2111-000 (1.731 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord

CONDITIONAL USE PERMIT

CU2077-21 – Martin Dula: Conditional use for a conference center, banquet hall and event facility in a proposed A-2 zone at **W8525 Finch Brothers Rd** on PIN 018-0713-2111-000 (1.731 Ac) in the Town of Lake Mills. 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

R4325A-21 – Tom & Joy Probst/Probst Trust: Create a 6-acre new building site from part of PIN 008-0715-3521-000 (33.55 Ac) in the Town of Farmington on **Bakertown Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4326A-21 – Erin Seif/Jaymie McCoy Property: Create a 5.45-acre new building site from part of PIN 008-0715-1431-000 (35 Ac) in the Town of Farmington on **North Helenville Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4327A-21 – Jon Hartwig/J&T Hartwig Trust: Create a 1.3-acre new building site from part of PIN 016-0514-2813-000 (19.285 Ac) in the Town of Koshkonong on **McIntyre Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4328A-21 – Aaron Johnson: Create a 2-acre new building site from part of PIN 018-0713-2724-000 (53.587 Ac) in the Town of Lake Mills on **County Road A**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4329A-21 – Diane Franks/Gordon Kottwitz Property: Create a 1.61-ac lot around the existing home from PIN 020-0814-3343-000 (40 Ac) in the Town of Milford at **N7396 County Road Q**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMITS

CU2078-21 - Christopher & Ashley Winkelman: CU for a dog training and boarding facility for up to 45 dogs in the Town of Koshkonong on part of PIN 016-0514-2212-000 (40 Acres). This is proposed in an A-1, Exclusive Agricultural zone at **N1260 County Road K**, and is in accordance with Sec. 11.04(f)6.

CU2079-21 – Sean Heaslip: CU for an extensive on-site storage structure 18 feet in height and at 960 square feet in a Residential R-1 zone at **W9066 Lakeview Dr.** The site is in the Town of Oakland on PIN 022-0613-0813-043 (0.33 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2080-21 – RNRS Trust: CU for an extensive on-site storage structure that will total 1,092 sq ft in a Residential R-1 zone at **W9212 Ripley Rd**, Town of Oakland on PIN 022-0613-0821-012 (0.23 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2081-21 – Andrew & Heidi Deuster: CU for home occupation HVAC business in an A-1, Exclusive Agricultural zone at **N2356 County Road E**, Town of Palmyra on PIN 024-0516-0314-001 (3 Ac). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance.

CU2072-21 – Brattset LLC/Damon & Kirsten Brattset: Allow for mineral extraction on PIN 024-0516-0522-000 (25.193 acres,) Town of Palmyra, at **N2463 State Road 106** in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.