

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, Requests for Conditional Use Permits and a Text Amendment to the Jefferson County Zoning Ordinance

DATE: Thursday, December 16, 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: December 16, 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 Thursday, December 16, 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, applications for conditional use permits and a Jefferson County Zoning Ordinance text amendment. 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-3, AGRICULTURAL/RURAL RESIDENTIAL

R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a 2.444-ac lot around the home at **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4365A-21 - Jodi Goldbeck/Gary Goldbeck Revocable Living Trust: Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4366A-21 – Derek Kramer: Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust: Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4368A-21 – Jill Strieter: Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4369A-21 – Gregory & Katie Stahl: Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4370A-21 – Joseph Carnes: Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property: Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 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

R4372A-21 – Terri Mohr/Robert L Lewein Trust Property: Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). 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

R4349A-21 – Ryan Rittenhouse: Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATIONS

CU2086-21 – Ryan Rittenhouse: Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2101 – Brian Statz: Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2102-21 – Jerry & Tracy Suber: Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2103-21 – J&K Strauss Trust: Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

Wisconsin Administrative Code Chapter NR 135 requires the public have the opportunity to review non-metallic mining reclamation plans. An amended plan has been submitted for the above noted property. The amended plan is available for review at the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during regular business hours.

TEXT AMENDMENT TO THE JEFFERSON COUNTY ZONING ORDINANCE

R4373T-21 – Jefferson County: 2021 Update to the Jefferson County Zoning Ordinance.

7. Adjourn

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 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at www.jeffersoncountywi.gov