

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: January 17, 2013
TIME: 7:00 p.m.
PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Public Hearing**
6. **Explanation of Process by Committee Chair**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 17, 2013, 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 zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM RESIDENTIAL R-2 TO B, BUSINESS

R3620A-12 & CU1720-12 – Vicki & Bill Millis/Fort Community Credit Union: Rezone to business for food store/business services involving local agricultural products' processing and sales, and conditional use for an eating and drinking place at **N3522 CTH K** in the Town of Jefferson, from PIN 014-0614-2324-006 (0.53 Acres). (*Originally scheduled December public hearing cancelled due to snow storm.*)

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

R3622A-13 & CU1722-13 – Aztalan-Milford Cemetery Association and Vincent Stark
Properties: Rezone with conditional use approximately 3.5 acres of PIN 002-0714-0842-000 (1.66 Acres) with existing cemetery and an additional 2 acres from PIN 002-0714-0843-000 (24.22 Acres) owned by Vincent Stark to allow cemetery expansion. The site is at **N6603 CTH Q** in the Town of Aztalan.

FROM A-1 AGRICULTURAL TO A-3, AGRICULTURAL /RURAL RESIDENTIAL

R3621A-12 – Earl & Linda Jolliffe: Rezone to create a 5-acre A-3 lot around the buildings at **W539 Hooper Road**, Town of Palmyra from part of PIN 024-0516-1111-000 (21.043 Acres). (*Originally scheduled December public hearing cancelled due to snow storm*)

R3623A-13 – Dennis Kutz/David, Richard & Robert Ebert Property: Rezone approximately 2.6 acres to create a lot around the buildings at **N2472 Kutz Road**; rezone 3 vacant acres

adjacent to create a new building site. The property is in the Town of Koshkonong, on PIN 016-0514-0211-000 (42 Acres).

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-1, AGRICULTURAL

R3624A-13 – James E. Brey/Gary A. Jurkowski Trust Property: Rezone approximately 12 acres from A-3 to A-1 for its inclusion with adjoining A-1 zoned property. The site is near **N5921 Ziebell Road** in the Town of Aztalan, on PIN 002-0714-2141-001 (19.883 Acres).

CONDITIONAL USE PERMIT APPLICATIONS

CU1721-12 – Diana McClain: Conditional use to be allowed up to five dogs as household pets in a Residential R-2 zone. The property is at **N1601 W. Ra Le Drive** in the Town of Koshkonong, on PIN 016-0514-1511-011 (0.475 Acre). (*Originally scheduled December public hearing cancelled due to snow storm.*)

CU1723-13 – Richard & Kelli Rowley: Conditional use to allow four dogs in a Community zone at **W3166 Green Isle Drive** in the Town of Hebron. The site is part of PIN 010-0515-0224-009 (0.6 Acres).

CU1725-13 – Steven Homann/Marvin & Marion Homann Property: Conditional use for mineral extraction at **N7379 STH 89** in the Town of Lake Mills on PINs 018-0713-0112-000 (42.38 Acres), 018-0713-0113-000 (30 Acres) and 018-0713-0124-000 (28.33 Acres). The property is in an A-1 Agricultural zone.

CU1726-13 – John Laabs: Conditional use to allow up to four dogs in a Residential R-1 zone at **N6941 Shorewood Hills Road**. The site is on PINs 018-0713-1014-019 (0.295 Acre) and 018-0713-1014-018 (0.304 Acre) in the Town of Lake Mills.

CU1727-13 – Edward Spiegelhoff: Conditional use home occupation plumbing business at **N7323 Rock Lake Road** on PIN 030-0813-3443-000 (1.237 Acres). The site is in the Town of Waterloo in an A-1 Agricultural zone.

CU1728-13 – Steven M Sterwald and Glenn Wolff/SJS Land Holdings LLC Property: Conditional use for mineral extraction on PIN 030-08132234-000 (40.013 Acres) near **W8399 Lenius Lane** in the Town of Waterloo. The property is zoned A-1, Agricultural. See NR135 notice as follows:

A reclamation permit application and plan meeting the criteria of NR135 presented by Steve Sterwald of SJS Land Holdings, received on December 11, 2012 by the Jefferson County Land & Water Conservation Department is now under a 30-day review. The plan calls for reclaiming PIN 030-0813-2234-000, Town of Waterloo to a natural area once extraction has ceased.

Wisconsin Administrative Code Chapter NR135 and Jefferson County Ordinance require the opportunity for public review of the reclamation plan and testimony regarding reclamation-related matters. All reclamation-related public comments shall be considered in this permitting process. The plan is available for public review at the Land and Water Conservation Department, Room 113 of the Jefferson County Courthouse, during normal business hours.

7. Adjourn

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.