

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: October 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. **Explanation of Process by Committee Chair**
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 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. Individual files 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 RESIDENTIAL R-2 TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3667A-13 & CU1753-13 – Luke A. Purucker: Rezone approximately 1.1. acre of PIN 016-0614-3532-008 (2.569 Acres) with conditional use to allow mini-warehousing/storage warehousing near **N2612 Curtis Mill Road**. The site is in the Town of Koshkonong.

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

R3668A-13 & CU1754-13 – Mark & Ron Ebert/Ronald D Ebert Property: Rezone all of PINs 012-0816-0432-001 (17 Acres) and 012-0816-0541-000 (26.008 Acres) for nursery and greenhouse operation with conditional use to include retail sales of agricultural related items not grown on the premises and ag tourism, all at **W1795 Fox Road** in the Town of Ixonia.

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

R3669A-13 & CU1755-13 – Steven M Cline /Combined Enterprises LLC c/o Jellystone Park: Rezone PIN 016-0513-3621-001 (40.158 Acres) with conditional use to allow campground expansion at **N551 Wishing Well Lane** in the Town of Koshkonong.

R3670A-13 – Greg Mode: Rezone all of PIN 022-0613-2632-001 (4.106 Acres) owned by Gregory Mode; rezone 3.2 acres from both PINs 022-0613-2632-000 (36.966 Acres) and 022-0613-2623-004 (11.933 Acres) to create an approximate 7.3-acre lot for an agricultural stable. The site is near N3075 Trieloff Road in the Town of Oakland.)

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

R3671A-13 – John Burton: Create a 1.5-acre lot around the home at **W114 Hooper Road** in the Town of Palmyra from PIN 024-0516-0144-000 (33.29 Acres).

R3672A-13 – Barry Pechous: Create a 5-acre lot around the home at **W385 Hooper Road** from PIN 024-0516-0134-000 (39.406 Acres) in the Town of Palmyra.

R3673A-13 – Marcus Tincher: Rezone part of PIN 024-0516-0131-000 (40.694 Acres) to create a 2-acre vacant building site and a 4-acre building site with sheds on **Hooper Road** in the Town of Palmyra.

R3674A-13 – Jim Tourbier: Rezone 2.136 acre of PIN 032-0815-2522-003 (16.894 Acres) for a new residential building site on **Pipersville Road** in the Town of Watertown.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCES

R3675A-13 & R3676A-13 – Joe Schroeder: Create a 2-acre lot around the home at **W1219 STH 106** and a 2-acre N zone adjacent to it, both from PIN 024-0516-1533-000 (22.004 Acres) in the Town of Palmyra.

FROM COMMUNITY TO A-1, EXCLUSIVE AGRICULTURAL

R3677A-13 – Dorothy Spike: Rezone a 66-foot wide strip of PIN 028-0513-1724-013 (0.17 Acre) for an access to adjoining A-1 zoned lands. The site is along **STH 106** in the Town of Sumner.

CONDITIONAL USE PERMIT APPLICATIONS

CU1756-13 – Notbohm Trust/Charles Notbohm Trust: Conditional use to allow mineral extraction on areas of PINs 018-0713-3441-000 (40 Acres) and 018-0713-3532-000 (40 Acres) in the Town of Lake Mills at **W8089 Hope Lake Road**.

CU1757-13 – Troy N Schlender: Conditional use to sanction an intensive ag/dairy operation for 447 animal units at **W6624 E Hubbleton Rd** in the Town of Milford on PINs 020-0814-0543-001 (19 Acres) and 020-0814-0542-000 (20 Acres).

CU1758-13 – Doug Miller: Conditional use to allow a home occupation for gun sales at **N8055 Springer Rd** in the Town of Waterloo on PIN 030-0813-2621-000 (3 Acres).

CU1759-13 – Dustin Wilke/Wilkes LLC Property: Conditional use to sanction an intensive ag/beef operation for 470 animal units at **N7836 Newville Rd** in the Town of Waterloo. The operation is on PINs 030-0813-2914-004 (13.979 Acres) and 030-0813-2823-003 (26.043 Acres).

CU1760-13 – Brandon & Susan Oleniczak: Conditional use to allow a duplex on PIN 008-0715-1231-001 (4 Acres) at **N6624 S Farmington Rd** in the Town of Farmington.

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.

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