

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 and Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, February 20, 2014

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

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., 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, February 20, 2014, 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 maps and text 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 A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3701A-14 – Russell Bienfang/Donald Bienfang Property: Rezone 4.7 acres around the buildings at **N5775 Ziebell Road** in the Town of Aztalan from PINs 002-0714-2231-000 (39 Acres) and 002-0714-2234-000 (28.75 Acres).

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R3702A-14 – Russell Bienfang/Donald Bienfang Property: Create a 16.3-acre Natural Resource zone on **Zimmerman Lane** in the Town of Aztalan from part of PINs 002-0714-2224-001 (15 Acres) and 002-0714-2231-000 (39 Acres).

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3703A-14 – Bark River Campground and Resort, Inc: Rezone one acre with the home at **W2340 Hanson Road** in the Town of Sullivan from PIN 026-0616-3024-000 (37.83 Acres).

CONDITIONAL USE PERMIT APPLICATIONS

CU1769-14 – Brian & Bonnie Pernat: Conditional use for expansion of the existing building at **W1194 Marietta Avenue** in the Town of Ixonia, modifying an existing conditional use. The site is part of PIN 012-0816-2231-009 (0.938 Acres) in a Community zone.

CU1773-14 – David Raymond: Conditional use for an extensive on-site storage structure exceeding square footage and height allowed in a Residential R-2 zone. The site is at **N715 Old 26 Road** in the Town of Koshkonong, on PIN 016-0513-2514-001 (1.322 Acres).

ZONING ORDINANCE TEXT AMENDMENTS

R3704T-14 – Jefferson County: *Add 11.05(a)7. Revocation of Conditional Use Permits*

This amendment adds language to the ordinance to clarify the process by which the County may revoke a conditional use permit (CUP). This process would be taken up after all other avenues or attempts at compliance have failed.

R3705T-14 – Jefferson County: *Repeal and recreate 11.05(h) Mobile Tower Siting* The legislature passed new statutory changes to Wis. Stat. 66.0404, which invalidated the current Wireless Telecommunication Facilities Ordinance, Sec. 11.05(h). The changes are quite specific as to what the County can and cannot regulate when it comes to new tower and/or colocation of new/replacement antennas and equipment. A new model ordinance that meets the new law was put together by the Wisconsin Towns' Association attorney and presented to County Zoning Administrators at our last conference. We are proposing adoption of this model ordinance. Right now, until the new ordinance is passed, there is no regulation for new towers or colocation.

R3706T-14 – Jefferson County: *Modify 11.09 Non-Conforming Uses, Structures and Lots*

Due to Act 170, passed by the legislature, it is necessary to change the non-conforming section of the ordinance. Act 170 now prohibits a county from regulating non-conforming structures by assessed value. What the County is proposing is to regulate non-conforming structures by limiting reconstruction of structural members, which includes foundation walls, walls, floor and roofs, to 50% of those members. It also proposes to limit expansions of non-conforming structures to 50% of the footprint. It also updates language from 59.69(10m)(b) which permits reconstruction of non-conforming structures when damage was caused by violent wind, vandalism, fire, ice, flood, snow, mold or infestation.

R3707T-14 – Jefferson County: *Add/modify Adaptive Reuse of Barns – 11.02 and 11.04(f)5, 7*

This amendment comes forward after a year-long process which included multiple meetings involving Town representatives. The proposed language will allow historic preservation of pre-1970 barns and continue to preserve farmland and agriculture, while promoting economic activities and uses in these structures. This will add principal and conditional uses to the A-2 and A-T zoning districts which can be regulated to utilize old barns.

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.