

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 16, 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, October 16, 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 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 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

R3753A-14 – Dean & Susan Anderson: Rezone to create a 2.2935-acre farm consolidation lot around the home at **N6534 CTH N**. The site is on PIN 002-0714-1143-000 (30 Acres) in the Town of Aztalan.

R3754A-14 – Kurt Reed: Create a 2-acre farm consolidation lot around the home at **W6904 Schwemmer Lane** in the Town of Koshkonong from part of PIN 016-0514-1844-000 (49.166 Acres).

R3755A-14 – David Messmer/Edwin & Kathleen Messmer Trust Property: Rezone 0.26 acre of PIN 020-0714-0712-000 (19.485 Acres) at **N6877 Hoopers Mill Lane** to add it to the A-3 zoned lot at N6885 Hoopers Mill Lane. This is requested for a new shed site in the Town of Milford.

R3756A-14 – Dennis Riedl: Create a 2-acre building site **near N7274 Faville Road** in the Town of Milford from part of PIN 020-0714-0622-000 (28.17 Acres).

R3757A-14 – Joshua Davis: Rezone 4 acres from PINs 030-0813-1412-002 (37.233 Acres) and 030-0813-1413-002 (37.921 Acres) to add it to an adjoining A-3 lot at **W7877 Kowski Lane** in the Town of Waterloo.

R3758A-14 – Burkhard Laas Trust & Jens Laas: Rezone part of PINs 030-0813-2642-000 (33.867 Acres) and 030-0813-2643-001 (2.698 Acres) to create a 5-acre farm consolidation lot around the home at **N7728 STH 89**, to add approximately 1.2 acre to enlarge an existing A-3 zone at **N7726 STH 89**, and to create a 2-acre vacant lot, also on **STH 89**. The sites are in the Town of Waterloo.

R3759A-14 – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow Trust Properties:

Rezone PIN 030-0813-0311-002 (1 Acre) owned by Robidoux and 0.35 acre of PIN 030-0813-0311-000 (41 Acres) owned by Pribbenow to enlarge the lot at **N9634 Peschel Road** in the Town of Waterloo.

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

R3760A-14 & R3761A-14 – Dennis & Patti Loppnow Trust: Create a 4.3-acre A-3 lot around the home at **W1555 Northside Drive** and a 5.1 Natural Resource zone adjacent to it. The property is in the Town of Concord, part of PIN 006-0716-0421-000 (46.94 Acres).

R3762A-14 & R3763A-14 – John & Dee Winkelman: Rezone to create a 1.6-acre vacant building site and a 20.1-acre Natural Resource zone from part of PIN 006-0716-0822-000 (40 Acres) in the Town of Concord on **Hillside Drive**.

FROM EXCLUSIVE AGRICULTURAL A-1 TO N, NATURAL RESOURCES

R3764A-14 - Cheryl Bott/Stanley & Carol Beranek Trusts Property: Rezone to create a 7-acre and a 29-acre Natural Resource zone to be attached to two adjoining properties on **CTH X**. The zones are part of PIN 032-0815-3423-000 (33.744 Acres) in the Town of Watertown.

R3765A-14 – Cambridge State Bank: Create a 24.1-acre Natural Resource zone with access over an easement near **N5556 Christberg Road** in the Town of Farmington. The site is on PIN 008-0715-2924-000 (24.146 Acres).

CONDITIONAL USE PERMIT APPLICATIONS

CU1797-14 – Craig Tennies/Hookstead Property: Conditional use to allow up to 13 dogs at **W5140 Gillis Road** in the Town of Koshkonong, on PIN 016-0154-1324-000 (40 Acres). The property is zoned A-1, Exclusive Agricultural.

CU1798-14 – KatzmanFarms Inc.: Conditional use to allow an intensive agricultural beef cattle operation for 2,630 animal units at **W3223 Hoffman Road** in the Town of Hebron. The site is on PIN 010-0515-1122-000 (47.52 Acres) in an A-1 Exclusive Agricultural zone.

CU1799-14 – Daniel Koplinski & Laura Kulick: Conditional use to allow a home occupation/auto repair shop at **N359 Tamarack Road** in the Town of Palmyra. The site is on PIN 024-0516-3523-002 (2.87 Acres) in an A-1, Exclusive Agricultural zone.

CU1800-14 – Randall & Susan Veenhuis: Conditional use for an extensive on-site storage structure at **N2413 Kunz Road** on PIN 028-0513-0111-004 (1.74 Acres), for use also with the residence at N2407 Kunz Road on PIN 028-0513-0111-005 (1.486 Acres). The site is in the Town of Sumner in a Residential R-2 zone .

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.