

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: Thursday, October 15, 2015
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. **Approval 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 15, 2015, 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 RESIDENTIAL R-1 TO B, BUSINESS

R3852A-15 & CU1852-15 – Town of Sullivan: Rezone PIN 026-0616-1731-053 (0.236 Acre) with conditional use for public and semi-public use to bring the existing fire station property at **W1904 West Main St**, Town of Sullivan, into conformance.

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

R3853A-15 & CU1853-15 – ADL Properties LLC: Rezone 15.1 acres of PIN 010-0615-3622-000 (40 Acres) with conditional use for a commercial stable at **N2895 Cushman Rd** in the Town of Hebron.

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

R3842A-15 – Clayton Morrison: Create a 1-acre building site from PIN 002-0714-3422-002 (15 Acres) near **W6083 Riess Rd** in the Town of Aztalan.

R3833A-15 – Jeff & Sandy Leverenz: Rezone 2 acres around the home at **W346 Concord Center Dr** from PIN 006-0716-1334-000 (22.252 Acres) in the Town of Concord.

R3834A-15 – Jeff & Sandy Leverenz/Saddle Wish Farm Property: Create a 2-acre and a 1.5-acre building site as well as a 5-acre farm consolidation lot at **W158 Concord Center Dr**, all from PINs 006-0716-1344-002 (1 Acre) and 006-0716-1343-000 (50.668 Acres) in the Town of Concord.

R3843A-15 – Scott & Shari Sukow: Rezone 1.65 acres of PIN 008-0715-1313-000 (32.45 Acres) with the home at **N6349 County Road P** in the Town of Farmington.

R3844A-15 – Rex & Teresa Nienow/Terrapin Properties LLC: Create a 1-acre building site from PIN 012-0816-1323-000 (29.601 Acres) in the Town of Ixonia along **Genz Rd**.

R3845A-15 – Kutz Farms LLC: Rezone 2.3 acres around the buildings at **N3258 County Road N** and create a new 2-acre building site on **E Pleasant Hill Rd**, both from PIN 014-0614-2522-000 (35 Acres) in the Town of Jefferson.

R3846A-15 – Roger & Sandra Anderson: Create a 1.5-acre lot around the home at **W6658 Sunset Ln** and a 2-acre vacant building site on **Grogan Rd**, both from PIN 016-0514-3213-001 (9.259 Acres) in the Town of Koshkonong.

R3847A-15 – Dan & Toni Zastrow: Rezone 1.845 acres around the home and shop at **N5307 Mud Lake Rd** on PIN 018-0713-2533-000 (40 Acres) in the Town of Lake Mills.

R3848A-15 – Judith Gehler: Create a 3-acre lot at **W7412 Island Rd** in the Town of Waterloo from PIN 030-0813-1213-001 (17.41 Acres).

R3849A-15 – Denis Sorenson: Create a 2-acre building site **across from N7927 Newville Rd** in the Town of Waterloo from part of PIN 030-0813-2913-000 (39.5 Acres).

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

R3850A-15 & R3851A-15 – Jerome A Karrels Trust, Shirley Howard Karrels Trust & John & Lisa Schwaller: Rezone PIN 010-0615-3634-003 (2.031 Acres) owned by the Schwallers and 3 acres of PIN 010-0615-3634-000 (33.089 Acres) owned by the Karrels Trust to create one 5-acre A-3 lot. Rezone an additional 2.1 acres of PIN 010-0615-3634-000 to create a Natural Resource zone adjacent to the A-3 lot. The site is at **W2744 State Road 106** in the Town of Hebron.

CONDITIONAL USE PERMIT APPLICATIONS

CU1854-15 – Dick Heckel/Robert & Catherine Muchka Property: Conditional use to allow a business service/new boat & motor rigging facility and boat storage in a Community zone on **County Road B**. The site is in the Town of Concord on PIN 006-0716-1641-003 (6.003 Acres).

CU1855-15 – Troy & Terry Letts: Conditional use to allow an extensive on-site storage structure in a Community zone at **N8246 Pipersville Rd**, Town of Ixonia, on PIN 012-0816-1931-021 (0.907 Acre).

CU1856-15 – Thomas Reblin: Conditional use to allow a repair shop/auto storage and restoration at **W1282 Marietta Ave** in the Town of Ixonia on PIN 012-0816-2232-022 (0.53 Acre) in a Community zone.

CU1857-15 – David Rasmussen: Conditional use for a kennel housing up to eight dogs in an A-1 Agricultural zone at **N3930 Betschler Rd**. The site is on PIN 014-0615-1324-000 (33.267 Acres) in the Town of Jefferson.

CU1858-15 – Todd & Catherine Lueder: Conditional use for a home occupation/electrical business in an A-T, Agricultural Transition zone at **N1204 Poeppel Rd**, Town of Koshkonong, on PIN 016-0514-2121-003 (1.427 Acres).

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 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.