

**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, June 16, 2016

**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 Public Hearing 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, June 16, 2016, 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**

**R3890A-16 – Robert Wagner/Jane Wagner Property:** Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).

**R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property:** Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac).

**R3892A-16 – Sharilyn DeGolier:** Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).

**R3893A-16 – Jay Lewellin:** Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)

**R3894A-16 – Steve Saniter/Rachel Raether LE Property:** Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

**R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property:** Rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford.

**R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property:** Rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd.**

**R3897A-16 – Nancy Hook:** Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

**R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property:** Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd.**

**R3899A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property:** Rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan.

**FROM A-2, AGRICULTURAL & RURAL BUSINESS AND A-3 TO A-1, EXCLUSIVE AGRICULTURAL**

**R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property:** Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property:** Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac)

**FROM A-1 TO A-3**

**R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property:** Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord.

**FROM A-3 TO A-1**

**R3903A-16 – Jefferson County/Donald & Bonnie Lott Property:** Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord.

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

**R3904A-16 – John & Brenda Soden/Charles Soden Trust Property:** Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac).

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

**R3905A-16 – John & Brenda Soden/Charles Soden Trust Property:** Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac).

**FROM A-1 TO N, NATURAL RESOURCES**

**R3906A-16 – John & Brenda Soden/Charles Soden Trust Property:** Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra.

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

**R3907A-16 – Scott & Connie Vinz:** Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac).

## FROM A-1 TO N, NATURAL RESOURCES

**R3908A-16 – Scott & Connie Vinz:** Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property:** Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

**CU1879-16 – Daniel Rueth:** Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

**CU1880-16 – Shane Thekan:** Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

**CU1881-16 – Sharron & Lori Cretney:** Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

**CU1882-16 – Michael Swenson:** Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

*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.*  
Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)