

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, January 19, 2017

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, January 19, 2017, 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3943A-16 – Nancy Harris: Rezone 3 acres for a farm consolidation lot at **N2385 County Road N** in the Town of Koshkonong. The site is part of PIN 016-0514-0112-002 (28.39 Acres).

R3950A-17 – Kevin & Rhonda Emrath/Ronald G Gaulke LE Property: Rezone to create a 1.22-acre lot around the home at **N6637 S Island View Rd** in the Town of Concord from part of PIN 006-0716-0731-000 (30.67 Acres).

R3951A-17 – Ron McDermott/RSM Rentals LLC Property: Create a 2.167-acre vacant building site on **Coffee Road** and a 2.261-acre lot around the home and buildings at **N5748 Coffee Road**. The sites are in the Town of Farmington, part of PIN 008-0715-2233-000 (25.6 Acres).

R3952A-17 – Clyde Kreutter III/Clyde W Jr & June D Kreutter Trust: Rezone 2.72 acres of PIN 012-0816-1641-000 (39.27 Acres) to create a lot around the home and buildings at **W1319 Pritchard Lane** in the Town of Ixonia.

R3953A-17 – Brandon Knaack/Robert & Lorraine Knaack Trust Property: Create a 2-acre building site on **Little Coffee Road** in the Town of Watertown from part of PIN 032-0815-3442-000 (35.64 Acres).

R3713A-17 – Kathy Zimmerman/Harold & Carol Deback Trust Property: Rezone to create a 1-acre building site on **Mansfield Road** on PIN 002-0714-1934-001 (19.942 Acres), utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This petition is identical to R3713A-14, approved in 2014, but which lapsed because conditions of approval had not been completed within the year allowed.

R3954A-17 – Mitchell Patterson/Dow Didion Trust Property: Create a 6-acre building site from PIN 026-0616-3141-000 (40 Acres) and 026-0616-3144-000 (37 Acres). The site is near **State Road 106** in the Town of Sullivan.

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

R3955A-17 – Mitchell Patterson/Dow Didion Trust Property: Request to negate the A-3 zone created by Zoning Amendment R604-82 on PIN 026-0616-3144-000 (37 Acres) in the Town of Sullivan. The site is near **W2186 State Road 106**.

CONDITIONAL USE PERMIT APPLICATIONS

CU1907-17 – Lois M Johnson Trust & Big J Farms Property: Conditional use to allow a 135-foot monopole cell tower with associated cabling & equipment on PIN 010-0615-3232-000 ((19.104 Acres) and 010-0615-3141-000 (17.289 Acres) in accordance with Jefferson County Zoning Ordinance Sec. 11.04(f)6 and 11.055(6). The property is zoned A-1, Exclusive Agricultural and is along **State Road 106**.

CU1908-17 – Robert Owen: Conditional use in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a home occupation creating metal and wood art at **W3774 Bredlow Lane**, Town of Hebron, on PIN 010-0615-2114-005 (2.5 Acres). The property is zoned A-1, Exclusive Agricultural.

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.jeffersoncountymi.gov