

**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, April 20, 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, April 20, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL  
RESIDENTIAL**

**R3959A-17 – Michael Klein** to create a 6-acre A-3, Agricultural/Rural Residential building site near **N4922 South Farmington Rd** from PINs 008-0715-3644-000 (39.75 Ac) and 008-0715-3643-000 (30 Ac), Town of Farmington, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3960A-17 & CU1915-17 - James Buske/Edwin Buske Jr Property** to rezone a 4-acre A-3, farm consolidation lot around the home at **W1682/W1684 County Road P** and sanction its use as a duplex in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The property is part of PINs 012-0816-2123-000 (39.17 Ac) and 012-0816-2014-000 (40 Ac), Town of Ixonia.

**R3961A-17 – Abby Schopen/WR, BL & RF, BA Schopen Trusts Property** to create a 2-acre A-3, farm consolidation lot around the buildings at **N4809 Christberg Rd** in the Town of Jefferson from PIN 014-0615-0612-000 (58.38 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3962A-17 – Ben Rusch/Rusch Dairy Farm LLC Property** to create three, 2-acre A-3 building sites on **Mack Ln** from PIN 016-0514-0111-001 (18.23 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3963A-17 – David & Diana Schroeder** to rezone two, 0.503-acre areas from PIN 018-0713-3343-003 (28.139 Ac), each to be added to an existing A-3 zone on **Hope Lake Rd** in the Town of Lake Mills and utilizing consolidation of parcels of record from PINs 018-0713-3312-000 (39.67 Ac) and 018-0713-3313-000 (39.67 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3964A-17 – Bernard Gilbert** to create a 2.2-acre and a 2.1-acre A-3 building site on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3965A-17 – Bernard Gilbert** to create a 2-acre A-3 building site on the **north side of State Road 59** from PIN 024-0516-2413-000 (27.48 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R3966A-17 – Bernard Gilbert** to rezone to Natural Resource a 2.3-acre area of PINs 024-0516-2413-000 (27.48 Ac) and 024-0516-2424-000 (24 Ac) near **W281 State Road 59** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R3967A-17 – Ardis Eilenfeldt Trust/Harold & Carol Deback Trust Property** to rezone 2.2 acres of PIN 002-0714-1941-002 (34.5 Ac) to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. The site is in the Town of Aztalan, **near N5845 Harvey Rd.**

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1917-17 – Justin Thiede** for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, on PIN 016-0614-3113-000 (15.63 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1918-17 – Chet Dolph/D&P Dolph Trust Property** to allow expansion of an intensive agricultural dairy operation to up to 989.5 livestock units at **N7841 County Rd G**, Town of Waterloo, in an A-1, Exclusive Agricultural zone. The site is made up of PINs 030-0813-2531-000 (39 Ac), 030-0813-2523-000 (40 Ac), 030-0813-2524-000 (20 Ac), 030-0813-2532-000 (40 Ac), 030-0813-2542-000 (40 Ac) and 030-0813-2641-001 (5 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d) of the Jefferson County Zoning Ordinance and falls under standards and requirements of Wisconsin Administrative Rule ATCP51.

*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)