

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker and Blane Poulson*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, June 21, 2018

**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**
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 21, 2018, 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, which include staff finding of fact, 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 R-2 RESIDENTIAL AND A-1, EXCLUSIVE AGRICULTURAL TO A-3,  
AGRICULTURAL AND RURAL RESIDENTIAL**

**R4061A-18 – Bryant Dahnert/Bryant Dahnert, Don Foltz Properties:** Rezone all of PIN 016-0514-2022-002 (0.688 Ac) owned by Bryant Dahnert and 0.3 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1-acre A-3 zoned lot. The site is at **N1205 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

**R4062A-18 – Richard Knoflicek/Knoflicek, Don Foltz Properties:** Rezone all of PIN 016-0514-2023-003 (21.14 Ac) owned by Richard Knoflicek and 0.4 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1.1-acre A-3 zoned lot. The site is at **N1193 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## CONDITIONAL USE PERMIT APPLICATION

**CU1947-18 – Curt & Mary Peterson/Richard Knoflicek Property:** Conditional use for a home occupation to create metal décor and signs in a proposed A-3 zone at **N1193 Garvert Lane**, Town of Koshkonong, on PIN 016-0514-2023-003 (0.688 Ac) and part of PIN 016-514-2023-000 (21.14 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R4063A-18 – Andrew J Fincutter:** Create a 2-acre A-2, Agricultural and Rural Business zone from part of PINs 032-0815-2743-000 (20 Ac) and 032-0815-2744-000 (20 Ac) near **N7780 Little Coffee Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

## CONDITIONAL USE PERMIT APPLICATION

**CU1948-18 – Andrew J Fincutter:** Conditional use for a home occupation/excavation business near **N7780 Little Coffee Road** in the Town of Watertown from part of PINs 032-0815-2743-000 (20 Acres) and 032-0815-2744-000 (20 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

**R4064A-18 – Deborah Rockwell:** Rezone 2 acres of PIN 004-0515-2143-002 (8.29 Acres) for a new building site on **Marshall Road** in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4065A-18 – Louis Garbelman:** Create a 2.32-acre building site on **County Road B** from part of PINs 006-0716-1321-002 (29.259 Ac) and 006-0716-1324-000 (32.2 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4066A-18 – James Keller/Clem & Geneva Keller Trust:** Create a 1-acre lot around the home at **N5345 Hillside Drive**, Town of Concord, on PIN 006-0716-2933-001 (19.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4067A-18 – Michael Quinn:** Rezone for a new 4-acre building site on **County Road E** in the Town of Sullivan, part of PIN 026-0616-3414-000 (26.88 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4068A-18 – Steve Homann/Marvin & Marion Homann Property:** Create a new 1.3919-acre building site near **N7379 State Road 89** in the Town of Waterloo from part of PIN 030-0813-3634-000 (29.68 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4069A-18 – Brent & Regina Mosher:** Rezone to create a new 1.2-ac building site on **Veith Road** from part of PIN 030-0813-3023-001 (10 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R4070A-18 – Wilbur Miller:** Rezone to reconfigure an existing 4.5-acre A-3 zone, PIN 032-0815-1544-002 (4.51 Ac) by adding 0.8 acre of PIN 032-0815-1544-000 (55.29 Ac) currently zoned A-1 and by rezoning 0.8 ac of the existing A-3 zone to A-1. The site is in the Town of Watertown on **Witte Lane**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATION**

**CU1949-18 – Donald & Barbara Williams:** Conditional use to allow an extensive on-site storage structure 20 feet in height in a Residential R-2 zone at **N5493 Indianhead Drive**. The site is in the Town of Aztalan, part of PIN 002-0714-2642-006 (0.57 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

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)