

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; Jan Roou

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

DATE: March 15, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **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, March 15, 2012, 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 zoning ordinance of Jefferson County, applications for conditional use permits and text amendments to the Jefferson County Zoning Ordinance. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM AGRICULTURAL A-1 TO A-2, AGRIBUSINESS

R3571A-12 & CU1696-12 – Lisa Patefield & Humane Society of Jefferson County/High Point Properties LLC, Property Owner: Rezone PIN 014-0614-2141-001 (6 acres) with conditional use to allow the property, including existing residence, to become the future site of the Humane Society of Jefferson County. The site is at **N3485 STH 89** in the Town of Jefferson.

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

R3572A-12 – Jon Gehler: Rezone to create a 2-acre rural residential zone around the existing home at **W4316 Spruce Drive**, Town of Watertown, on PIN 032-0815-3234-000 (24.75 Acres).

CONDITIONAL USE PERMIT APPLICATIONS

CU1697-12 – Paul & Cynthia Magnussen: Conditional use to allow up to 23 dogs in an A-1 Agricultural zone at **W5466 Curtis Mill Road**. The site is on PIN 014-0614-2642-000 (41.499 Acres) in the Town of Jefferson.

CU1698-12 – Tom Patterson: Allow six single-family homes as a planned unit development in a Residential R-2 zone on **Koshkonong Lake Road**. The site is on PIN 016-0513-2513-004 (7 Acres) in the Town of Koshkonong.

CU1699-12 – Rick Persson/White Crow Ridge LLC Property: Modification of a previously approved conditional use to now allow three single-family homes as a planned unit development at **W8724 White Crow Road**. The site is in the Town of Sumner, conditionally approved for a Residential R-2 zone on PIN 028-0513-1634-000 (18.18 Acres).

CU1700-12 – Richard Lee Spike/Dorothy M. Spike Property: Conditional use to allow up to 30 dogs in an A-1 Agricultural zone at **W9167 STH 106** in the Town of Sumner, on PIN 028-0513-1731-000 (39.979 Acres).

ZONING ORDINANCE TEXT AMENDMENTS

R3573T-12 – Jefferson County: Add in 11.02 Definitions under “Residential Accessory Uses and Buildings:” **(1)** Includes driveways, walks, gardens ... and **(2) Keeping of Chickens. Allows up to five (5) chickens (hens) to be kept on land with an existing single-family residence where the minimum following standards are met and in zoning districts where residential accessory uses are listed. (NOTE: Raising/keeping of farm animals defined separately and not included under this definition):**

- a. Hens only; no roosters**
- b. Does not apply to any other fowl, peafowl, guinea hens or peacocks**
- c. Chickens must be kept in an enclosure at all times, and the enclosure and fencing shall meet all road setback requirements for the zoning district in which it is located, and shall be a minimum of fifteen (15) feet from any side or rear lot line. Setback shall be measured from fencing and structure.**
- d. If over 100 square feet, the enclosure structure shall be required to obtain a Zoning and Land Use permit.**
- e. Maximum 200 square foot enclosure permitted.**
- f. Enclosure includes fencing and covered structure. Covered structure is also required to be within the fenced enclosure.**
- g. No slaughtering permitted.**
- h. The fenced enclosure and covered structure shall be maintained and kept in a sanitary condition, so as not to create a nuisance.**

R3574T-12 - Jefferson County: Add in Sec. 11.04(f)6. A-2 AGRICULTURAL BUSINESS, Conditional Uses. **mm. Agricultural tourism.**

R3575T-12 – Jefferson County: Add in Sec. 11.04(f)6. A-2 AGRICULTURAL BUSINESS, Conditional Uses. **nn. Hunt club/Game farm resort.**

6. Adjourn

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.