

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

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

DATE: May 17, 2012

TIME: 7 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, May 17, 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 and applications for conditional use permits. 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-3, RURAL RESIDENTIAL

R3577A-12 – Victor Perschke Trust, c/o Caroline Perschke: Rezone one acre of PIN 002-0714-2521-000 (41.6 Acres) for a building site on **Biederman Road** in the Town of Aztalan.

R3578A-12 – Jordan Loeb/Leonard & Karen Loeb Trust Property: Rezone to create two five-acre lots with existing homes at **N5115 and N5063 Probst Lane** in the Town of Farmington. The sites are on PINs 008-0715-3324-000 (40.13 Acres) and 008-0715-3331-000 (45.662 Acres) respectively.

R3579A-12 – Robert McIntyre: Create a 4-acre rural residential building site on **Star School Road** in the Town of Koshkonong from part of PINs 016-0514-2142-000 (40 Acres) and 016-0514-2131-000 (40 Acres). This would supersede Petition 2651A-03, a previously approved 2-acre lot at this location.

**FROM AGRICULTURAL A-1 TO A-3, RURAL RESIDENTIAL AND N,
NATURAL RESOURCE**

R3580A-12 & R3581A-12 – Robert McIntyre: Rezone to create a 2-acre building site and a 20-acre Natural Resource zone adjacent to it from part of PINs 016-0514-2131-000 (40 Acres) and 016-0514-2134-000 (38.723 Acres). The sites are in the Town of Koshkonong, on **McIntyre Road**; this request supersedes Petition 2808A-04 and 2809A-04, a previously approved 4-acre building site and an 18-acre Natural Resource zone at this location.

FROM AGRICULTURAL A-1 TO N, NATURAL RESOURCE

R3582A-12 – Tad Van Valin: Create an approximate 7-acre Natural Resource zone from part of PIN 026-0616-0843-000 (20.157 Acres) in the Town of Sullivan on **Froelich Road**.

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

R3583A-12 & CU1705-12 – Rushing Waters Trout Farm Holdings LLC: Rezone PINs 024-0516-3323-000 (40 Acres) and 024-0516-3324-000 (39.56 Acres) with conditional use to allow for agricultural tourism, including farm tours, lunches and dinners on site. The property is at **N301 CTH H** in the Town of Palmyra.

CONDITIONAL USE PERMIT APPLICATIONS

CU1702-12 – David Schultz/High Pointe Properties: Conditional use to allow storage of construction contractor's equipment and materials with an office in an A-2, Agricultural and Rural Business zone. The property is at **N2941 Banker Road** in the Town of Jefferson, on PIN 014-0614-2833-004 (4.476 Acres)

CU1706-12 – Linda A Hein: Conditional use for a home occupation involving massage therapy at **W4085 Ebenezer Drive** in the Town of Watertown. The site is on PIN 032-0815-2822-003 (1.3 Acres) in an A-1 Agricultural zone.

ZONING ORDINANCE TEXT AMENDMENT

R3584T-12 – Jefferson County: Add to Sec. 11.02 Definitions, in "Lot Lines and Area: The peripheral boundaries of a parcel of land and the total area lying within such boundaries" the words **"excluding right-of-way."**

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.