

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

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Richard Jones; Lloyd Zastrow

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 Zoning and Planning Committee will conduct a public hearing at 7 p.m. on Thursday, July 17, 2008, 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, as described or as may be amended for location or size by the Committee, to amend the zoning ordinance of Jefferson County and applications for conditional use permits. In order to comply with the Jefferson County Agricultural Preservation and Land Use Plan, the Committee may modify the location of the proposed parcels to anywhere on the entire parcel of record. A map of the properties affected may be obtained from the Zoning Department.

FROM AGRICULTURAL A-1 TO BUSINESS

3349A-08 – Jim Hedrick/J & D Hedrick Trust Property: Rezone approximately 2 acres of PIN 016-0514-1044-001 (11.454 Acres) to add it to adjoining Business zoned property at **N1656 USH 12** in the Town of Koshkonong.

FROM AGRICULTURAL A-1 TO A-2, AGRIBUSINESS

3341A-08 & CU1512-08 – Jim Stern: Rezone approximately 0.7 acre of PIN 006-0716-2912-000 (38.696 Acres) to enlarge the existing A-2 zone, with conditional use to allow parking, a building addition and a new building for the lumber operation at **N5683 Pioneer Road** in the Town of Concord.

3342A-08 & CU1513-08 – Dave Oakley for Renew Energy/OPM of Jefferson LLC Property: Rezone approximately 20.056 acres of PIN 002-0714-3622-000 (39.72 Acres) with conditional use to allow a corn oil extraction plant near **Junction Road** in the Town of Aztalan.

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

3343A-08 – Mike Walter/Michael & Sarah Walter Trust: Rezone approximately 2 acres of PIN 032-0814-1044-000 (65.04 Acres) for a new building site on **West Road** in the Town of Watertown.

3344A-08 – Amy Pidosny/Dale & Lydia Falk Property: Rezone approximately 0.3 acre of PIN 022-0613-1732-000 (37.05 Acres) to add it to adjoining A-3 zoned property. The site is near **N3877 Airport Road** in the Town of Oakland.

3345A-08 – James Gesell: Rezone approximately 2 acres of PIN 006-0716-1813-005 (17.8 Acres) for a building site near **W2245 CTH B** in the Town of Concord.

3346A-08 – Gordon D Zastrow: Rezone approximately 3 acres of PIN 006-0716-1311-000 (40 Acres) for a new building site on **Morgan Road** near **W147 CTH B** in the Town of Concord. The parcel of record also includes part of PIN 006-0716-1244-000 and PIN 006-0716-1314-000.

3347A-08 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property: Rezone to create two new residential building sites of approximately 1.2 acres each from part of PINs 002-0714-1943-001 (33.795 Acres) and 002-0714-1934-001 (19.942 Acres) near **W7096 Mansfield Road** in the Town of Aztalan. This is considered a consolidation of parcels of record also involving PINs 002-0714-2032-000 and 002-0714-2033-000. The parcel of record also includes PINs 002-0714-1931-000, 002-0714-1941-000, 002-0714-1942-000 and 002-0714-1944-000.

3348A-08 – Edwin P Messmer: Rezone approximately 1 acre of PIN 002-0714-1524-000 (46.2 Acres) along **CTH B** in the Town of Aztalan. The parcel of record also includes PINs 002-0714-1511-000, 002-0714-1513-000 and 002-0714-1514-000.

FROM A-3, RURAL RESIDENTIAL TO A-2, AGRIBUSINESS AND MODIFICATION OF THE EXISTING A-3 ZONE

3261A-07, CU1456-07 & 777A-07M – Richard Preuninger: Create an approximate 4.7-acre A-2 zone from part of PIN 028-0513-0242-001 (7.934 Acres) with conditional use to sanction a landscaping/excavating business at **W7845 STH 106** in the Town of Sumner. Modify the existing A-3 zone to enlarge the 1.1-acre lot at **W7898 Poutsch Road** to 2 acres and create a 2-acre A-3 lot around the home at **W7845 STH 106**.

CONDITIONAL USE PERMIT APPLICATIONS

CU1514-08 – Paul Marshall/Timothy & Crystal Bredow Property: Conditional use for after-the-fact greater shoreland cover removal than is allowed by Sec. 11.10(e)(2) of the Jefferson County Zoning Ordinance. The site is near **W3006 East Gate Dr.** in the Town of Watertown, on PIN 032-0815-1114-003 (4.039 Acres) in an A-3, Rural Residential zone.

CU1515-08 – Chris Klatt: Conditional use for an extensive on-site storage structure of 1,440 square feet, 17.5 feet in height in a Residential R-2 zone. The site is at **N2839 Monarch Lane** in the Town of Koshkonong, on PIN 016-0614-3112-004 (1.002 Acre).

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.