

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, March 16, 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:** The meeting was called to order by Chairman Nass at 7:00 p.m.
2. **Roll Call:** All members of the Committee were present. Also present was Rob Klotz and Matt Zangl from the Planning and Zoning Department.
3. **Certification of Compliance with Open Meetings Law Requirements:** Reese confirmed that the meeting was being held in compliance with Open Meetings Law Requirements.
4. **Approval of Agenda:** Jaeckel motioned to approve the agenda, seconded by David. The motion passed on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair:** The public hearing process was explained by Chairman Nass. Nass also noted the decision meeting will occur on 3-27-2017 and County Board action will take place on 4-18-2017.
6. **Public Hearing:** The following was read by Klotz:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, March 16, 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-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R3958A-17 – Jeffrey & Deborah Lemke: Rezone all of PIN 016-0513-2511-000 (27.404 Acres) to allow for new residential construction along **Koshkonong Mounds Road** in the Town of Koshkonong in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

Petitioner: Jeff Lemke (1505 Stacy Lane, Fort Atkinson): Mr. Lemke explained the petition. He wants to rezone the land from A-T to R-2 to build a home and for future development. There will be 20 lots and 2 for water retention.

Rebuttal to Opposition: For the wells, they are at unknown depths. This area should have enough water. Koshkonong Mounds road is to be widened along with drainage when this project begins. Old 26 is that, it is old. It is also due for work at some point. This area is in the County's growth plan.

Mark Anderson (Agent): We will be submitting a final plat when this petition. The owner may be building on one lot and selling the others. Wells are all different and drilled to different depths. It also depends on the bedrock the aquifer is in. Koshkonong Mounds Road is to be updated with this project.

Comments in Favor: None

Comments Opposed: Mary West (N852 Fairway Dr.): Mrs. West has concerns about the water table, number of houses to be built and the traffic increase. During the dry season the water table gets low with the houses and golf course using it.

Jessica Mila (N803 Old 26): Mrs. Milan is also concerned with the same issues as stated by Mrs. West. She also expresses concerns with the water table in the area.

Questions from the Committee: None

Town Response: Dated 2-8-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz explained the history of the parcels around the development, subdivisions in the area, County's and Town's growth plan. The road concerns are for the Town who has jurisdiction on that road. Klotz question the petitioner if it would be 1 – 24 acre parcel or 20 lots? Klotz asked if Mr. Anderson had an input on the wells and water table?

CONDITIONAL USE PERMIT APPLICATIONS

CU1913-17 – Oconomowoc Area School District/Joint School District No. 3: Conditional use to bring into conformance an existing school at **N8425 North Street**, and allow its expansion in accordance with Sec. 11.04(f)1, Conditional Uses b of the

Jefferson County Zoning Ordinance. The site is on PIN 012-0816-2111-000 (14.64 Acres) in the Town of Ixonia in a Residential R-1 zone.

Petitioner: Roger Rendal (Agent – School Superintendent): Mr. Rendal explained the existing school, the maintenance needs, the petition, new buildings, construction, parking, traffic flow, fire safety and storm water plans. He also noted the architecture, engineer and school maintenance supervisor are present to address any questions.

Response to Rinard: It is a \$8.2 million project.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard: What is the total cost?

Town Response: Dated 2-13-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz explained the history of the School and that it is nonconforming and this Conditional Use will make the School conforming to the current ordinance. Klotz also asked the board to allow him to issue future permits for expansion on their behalf without having the petitioner come back through the process.

CU1914-17 – Ruth Poyer Trust: Allow up to five truck boxes for storage in an A-1, Agricultural zone at **W5812 County Road M**, in accordance with Sec. 11.04(f)6, Conditional Uses k of the Jefferson County Zoning Ordinance. The site is on PIN 016-0514-1041-000 (42.05 Acres) in the Town of Koshkonong.

Petitioner: Debra Ackatz (W5812 County Road M): The petitioner would like to add shipping containers to store apple cider jugs. Currently, they would only need 2 containers, but Zoning advised to ask for more for future use.

Response to Nass: Yes, they will be similar.

Response to Klotz: Yes, but at least 2 for now.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass: Will they be similar to the ones you have now?

Town Response: Dated 2-8-2017 and in the file, the town was in favor of this petition.

Staff Report: Read by Klotz and in the file. Klotz clarified that they are asking for a total of 5 containers.

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

Motion to adjourn by Reese, seconded by David at 7:25 p.m.

A handwritten signature in black ink that reads "Don Reese". The signature is written in a cursive style with a large, looping "D" and "R".

Don Reese, Secretary