

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, MARCH 10, 2017**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
- 2. Roll Call (Establish a Quorum)**
All Committee members were present. Also present, from the Zoning Department, were Rob Klotz, Deb Magritz and Matt Zangl.
- 3. Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Approval of the Agenda**
Motion by Jaeckel, seconded by David to approve the agenda as presented. Motion carried on a voice vote with no objection.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
There was no public comment.
- 6. Communications**
There were no communications.
- 7. Discussion and Possible Decision on a Modification of CU1889-16 for Emmanuel Valadez to Allow a 70' by 120' Storage Structure in the Town of Cold Spring on PIN 004-0515-1921-001 at N1274 County Road N**
Klotz explained that the petitioner had been approved and issued a Zoning and Land Use Permit for a 7,840 square foot storage structure, but was now requesting a 70-foot by 120-foot building (8,400 square foot). He asked the Committee whether they would want this modification to go back to public hearing. Motion by Jaeckel, seconded by David to amend the conditional use to approve the 70-foot by 120-foot structure. Motion carried on a voice vote with no objection.
- 8. Discussion and Possible Site Inspection for Scott Nelson, Town of Lake Mills at N5526 State Road 134, on PIN 018-0713-3023-023**
Zangl explained that there was a violation written on this property because of outside storage beyond what was approved by CU1373-05. Nass noted that there have been repeated complaints about the outside storage. The Committee agreed to ask the petitioner to either come back to public hearing for a revision of his conditional use or ask him to correct the violation.
- 9. Site Inspections for Petitions to be Presented in Public Hearing on March 16, 2017:**
The Committee discussed inspecting the site for CU1913-17-Oconomowoc Area School District in Ixonia, and decided that they would not need to view that property. They left for the other two site inspections:

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.

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.

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.

10. Adjourn

Motion by Reese, seconded by David to adjourn. Motion carried on a voice vote, and the meeting adjourned at 9:00 a.m.


Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.