

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:30 A.M. ON MONDAY, DECEMBER 30, 2019**

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
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)
6. Approval of November 25, December 13 and December 19 Meeting Minutes
7. Communications
8. November Monthly Financial Report for Register of Deeds – Staci Hoffman
9. November Monthly Financial Report for Land Information Office
10. December Monthly Financial Report for Zoning – Matt Zangl
11. Discussion and Possible Action on an ATCP 51 Amendment for TAG Lane Farms, Town of Ixonia, to Construct a Calf Hutch Runoff Facility and Waste Transfer at N8934 River Valley Road, PINs 012-0816-1132-000 and 012-0816-1133-001
12. Discussion on Jefferson County Comprehensive Plan Update
13. Discussion on Solar Energy Facilities
14. Decision and Possible Action on a Reconfiguration of the R-2 and A-1 zones on Old 26 Road, Town of Koshkonong, on PIN 016-0513-2542-000. This is owned by the C&G Bumbard Trust.
15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 19, 2019:

**R4198A-19 – Dennis Stair:** Create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4199A-19 – Dennis Stair:** Create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4200A-19 – Shirley Wagi/Lucht-View LLC Property:** Rezone to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4201A-19 – Jonathan W Schrock:** Rezone to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4202A-19 – Steve & Leanne Lehmann:** Rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2011-19 – Steve and Leanne Lehmann:** Conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2012-19 – Laura Dexter:** Conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2013-19 – Torry & Roxanne Butler:** Conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2014-19 – Torry & Roxanne Butler:** Conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2015-19 – Patrick Baudhuin:** Conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**16. Possible Future Agenda Items**

**17. Upcoming Meeting Dates**

**January 10, 2020 at 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**February 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**February 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**February 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**18. Adjourn**

**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.jeffersoncountywv.gov](http://www.jeffersoncountywv.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.*