

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

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, March 29, 2021  
**TIME:** 8:30 a.m.  
**PLACE:** Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**OR Via Zoom Videoconference**

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

Register in advance for this meeting:  
[https://zoom.us/meeting/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379  
Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting.

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 February 22, March 12 and March 18 Meeting Minutes**
7. **Communications**
8. **February Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **February Monthly Financial Report for Land Information Office-Matt Zangl**
10. **March Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on Jefferson County Comprehensive Plan Update**
13. **Discussion and Possible Action on Request by ADL Properties to Combine Two A-3 Lots Approved by Zoning Amendment R4111A-18, Town of Hebron on PIN 010-0615-2414-000**
14. **Discussion and Possible Decision on Access Requirements for Zoning Amendment R4300A-21, Brandon Butler /Randall & Lori Wegner Property, PIN 006-0716-1632-000 in the Town of Concord**
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on March 18, 2021:**

**R4036A-21 – William W Braatz:** Rezone 0.9922 acre of PIN 012-0816-1014-000 (18.887 acre) for an agri-business zone at **N9166 Green Valley Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2067-21 – William W Braatz:** Conditional use to allow storage of non-farm equipment for an excavating business at **N9166 Green Valley Rd**, Town of Ixonia, in a proposed A-2 zone on PIN 012-0816-1014-000 (18.887 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4037A-21 – Brian & Christina Plasil:** Rezone all of PIN 012-0816-1131-002 (1.93 acre) owned by the Plasils and 0.3-acre of PIN 012-0816-1131-000 (41.479 acres) owned by Janet Gerbig to create one, 2.23-acre A-3 lot around the home at **W763 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4038A-21 – Grace Feith, Trustee of the Ellsworth & Ethel James Trust:** Create a 2.447-acre A-3 lot around the home and buildings at **N7565 County Rd N**, Town of Milford, from part of PIN 020-0814-3623-000 (40 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4039A-21 – Chris Biermeier/Gilbert & Bonnie Haugen Property:** Rezone 0.7 acre of PIN 022-0613-3044-004 (4.05 acre) owned by Haugens to add it to an adjoining A-3 zone at **W9326 County Rd C**, resulting in one, 1.7-acre A-3 lot for Biermeier in the Town of Oakland. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4040A-21 – Timothy Schmidt/Jefferey & Sharon Adsit Trust LE & Edward & Rita Nokes Trust:** Create a 4-acre A-3 building site on **Tamarack Rd** from part of PIN 024-0516-3521-000 (19.74 acres), Town of Palmyra. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4041A-21 – Matthew & Melanie Meracle:** Create a 1-acre building site from part of PINs 026-0616-2522-000 (7.39 acres) and 026-0616-2611-000 (9.628 acres) on **Northey Rd**, Town of Sullivan. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4042A-21 – Thomas & Rochelle Anfang Trust:** Create a 2-acre building site from PIN 026-0616-0524-000 (34.5 acres) and a 2.8-acre building site from PIN 026-0616-0531-000 (36.75 acres) in the Town of Sullivan, at **W1882 Slater Rd**. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4043A-21 – Kirk & Karen Dys:** Create a 1.13-acre building site north of **N2140 Rockdale Rd** from PIN 028-0513-0643-000 (29 acres), Town of Sumner. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4044A-21 – Kirk & Karen Dys:** Create a 1.34-acre building site at the intersection of **Rockdale Rd and Danielson Rd**, Town of Sumner, from PIN 028-0513-0643-000 (29 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2068-21 – Jacob Wegner Properties LLC:** Conditional use to allow multi-family housing consisting of ten, 2-bedroom per unit duplexes in a Residential R-2 zone at **W3285 County Rd CW**, Town of Watertown., on PIN 032-0815-0222-001 (10.22 acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**16. Discussion and Possible Decision on Potential Zoning Ordinance Amendments**

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

**April 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**April 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**April 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**  
**May 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**May 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**May 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**19. 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.*