

**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:** September 27, 2021  
**TIME:** 8:30 a.m.  
**PLACE:** Room 202 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--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-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 August 30, September 10 and September 16, 2021 Meeting Minutes
7. Communications
8. August Monthly Financial Report for Register of Deeds – Staci Hoffman
9. August Monthly Financial Report for Land Information Office-Matt Zangl
10. September Monthly Financial Report for Zoning – Matt Zangl
11. Discussion and Possible Action on Livestock Siting Amendments:
  - a) Cold Spring Egg Farms, W2022 State Road 59, PIN 024-0516-1911-000, Town of Palmyra, for abandonment of a liquid waste storage facility and construction of a Manure Storage Facility
  - b) Alta Genetics, N8452 Airport Rd, on PIN 032-0815-2121-000, Town of Watertown, to add a 896 square foot bull barn to their plan
12. Discussion on Solar Energy Facilities
13. Discussion on We LNG Facility
14. Discussion on Jefferson County Zoning Ordinance Update
15. Discussion and Possible Action on Resolution # 2021 – 36 for Petition R4288A-20 – Paul Elliott and Dianne Owens, PIN 008-0715-0232-001 at N7040 Saucer Dr, Town of Farming, A-3 to A-2 Rezoning Request
16. Discussion and Possible Action on Request for Outside Storage in Ixonia Industrial Park:
  - a) W1361 Elmwood Ave, PIN 012-0816-2141-012 for Randy & Charlotte Forseth
17. Discussion and Possible Action on a Land Exchange Between Adjoining Property Owners David Korth, PIN 022-0613-2421-000 (A-1 Zoning) and William & Theresa Wiganowsky, PIN 022-0613-2421-004 (A-3 Zoning) on Scheppert Road, Town of Oakland
18. Discussion and Possible Action on the Jefferson County Land Information Plan 2022-2024
19. Discussion and Possible Action on Petitions Presented in Public Hearing on September 16, 2021:

**R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property:** Rezone 0.482 ac of PIN 006-0716-1644-000 (36.95 Ac) to enlarge an existing A-2 zone at N6189 County Rd F, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2075-21 – Donald Popp/Hickory Wood Ranch LLC Property:** Conditional use for storage of non-farm equipment in a proposed A-2 zone at N6189 County Rd F, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4348A-21 – Scott Jilek:** Rezone 0.421 ac of PIN 016-0514-1513-004 (35 Ac) at N1538 County Rd K in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2085-21 – Scott Jilek & Amanda Collins:** Conditional use for a concrete contractor business in a proposed A-2 zone at **N1538 County Rd K**, Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4349A-21 – Ryan Rittenhouse:** Rezone a 1-ac A-3 lot adjacent to **W8743 Danielson Rd** to A-2. The site is in the Town of Sumner, on PIN 028-0513-0921-002 (1 Ac). This is in accordance with Sec 11.4(f)7 of the Jefferson County Zoning Ordinance.

**CU2086-21 – Ryan Rittenhouse:** Conditional use for a plumbing/sewer and drain company business storage and shop near **W8743 Danielson Rd** in the Town of Sumner on PIN 028-0513-0921-001 (1 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4350A-21 – Kimberly & Richard Heine:** Create a 1-ac lot at the intersection of **Bakertown and North Helenville Rd** in the Town of Farmington from part of PIN 008-0715-3522-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4351A-21 – Katzman Farm Inc:** Create a 3-ac farm consolidation lot at **N3021 Schmidt Rd**, and 2.5-ac and 3.5-ac building sites adjoining from part of PINs 010-0615-2823-000 (17 ac) and 010-0615-2914-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4352A-21 – Garry Schmidt/Schmidt Family Ag Farm LLC:** Create a 1.03-ac lot on **State Rd 106** in the Town of Hebron from part of PIN 010-0615-3544-000 (33.288 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4353A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Create a 1.61-ac farm consolidation lot around the home at **N8658 River Valley Rd**, Town of Ixonia from part of PIN 012-0816-1541-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4354A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Create a 1.36-ac new building site on **River Valley Rd** from part of PIN 012-0816-1541-000 (40 Ac) in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4355A-21 – Tim Otterstatter/Jean A Rupnow Trust Property:** Rezone 8.64 ac of PIN 012-0816-1541-000 (40 Ac) on **River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4356A-21 – Randy & Nancy Vail/Steven & Barbara Bendall Trust Property:** Create a 1-ac building site near **N8041 County Rd Y**, Town of Watertown, from part of PIN 032-0815-3012-000 (64.543 Ac.) This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2087-21 – Jessica & Brian Heinz:** Conditional use to allow storage of contractor's equipment for tree removal/ trimming in an existing A-2 zone at **N2311 Frommader Rd**, Town of Hebron. A 2,560 square foot shop is being proposed on PIN 010-0515-0124-003 (35.341 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2088-21 – Old World Investments LLC:** Conditional use for an extensive on-site storage structure in a Community zone, Town of Ixonia, on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2089-21 – Old World Investments LLC:** Conditional use for a 4-unit multiple dwelling unit structure with 2 commercial tenant spaces at **N7970 Ski Slide Rd** in a Community zone. The site is in the Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2091-21 – David P Witte:** Conditional use for an extensive on-site storage structure, 1,536 sq ft and 20' 8" in height at **N853 Long Dr** in the Town of Koshkonong. The site is on PIN 016-0513-2511-021 (1.958 Ac) in a Residential R-2 zone. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2092 -21 – Israel & Sarah Ocegüera:** Conditional use for a third dog in a Residential R-1 zone at **N3909 Jefferson St** in the Town of Sullivan on PIN 026-0616-1724-008 (0.875 Ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

**CU2090-21 – Rock Road Companies Inc/Charles & Cathy Naber Property:** Conditional use for extension of a mineral extraction CUP and to include blasting and processing of limestone at **W7201 Vickerman Rd** in the Town of Koshkonong. The site is part of PIN 016-0514-3121-000 (45 Ac) in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. A permit has previously been issued for the mineral extraction; this is under consideration for an update to that permit.

**R4346A-21, R4347A-21 & CU2084-21 – John & Ann Didion:** Create an R-1 zone from PINs 022-0613-0433-000 (33.29 Ac), 022-0613-0434-000 (8.69 Ac) and part of 022-0613-0544-000 (26.718 Ac) that will include a planned unit development. Create an N zone

from part of 022-0613-0544-000. The site is in the Town of Oakland near the intersection of **County Rd A and US Hwy 18**. This is in accordance with Sec 11.04(f)1 and 11.04(f)12 of the Jefferson County Zoning Ordinance.

**20. Possible Future Agenda Items**

**21. Upcoming Meeting Dates**

**October 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**October 21, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**October 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

**November 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**November 18, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

**22. 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.jeffersoncountywi.gov](http://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.*