

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: November 29, 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/join/zoom/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 October 25, November 12 and November 18 Meeting Minutes**
7. **Communications**

8. **October Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
10. **November Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE LNG Facility in the Town of Ixonia**
13. **Discussion on Zoning Ordinance Update**
14. **Discussion and Possible Action on a Request by Fred and Karah Pugh for a Holding Tank Waiver on PIN 012-0816-1943-001 on County Road E in the Town of Ixonia**
15. **Discussion and Possible Action on a Request by S&R Egg Farms for a Holding Tank Waiver on PIN 024-0516-1911-000 at W2024 State Road 59 in the Town of Palmyra**
16. **Discussion and Possible Action on a Request by Erik and Jennifer Stafford for Lot Line Adjustment Between PINs 014-0615-1733-004 at W4442 County Road Y owned by the Staffords and PIN 014-0615-1733-003 owned by Michael and Debra Ibis. Both lots are zoned A-3, Agricultural/Rural Residential in the Town of Jefferson.**
17. **Discussion and Possible Action on a Request by Gla and Sally Leeman for Lot Line Adjustment Between PINs 024-0516-0212-001 at W628 State Road 106 in the Town of Palmyra, Zoned A-1, Exclusive Agricultural and 026-0616-3543-000 on State Road 106 in the Town of Sullivan, Zoned A-3,**

Agricultural/Rural Residential. Both PINs are owned by the Leemans; this is being requested to better reflect the existing use.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on November 18, 2021:

R4360A-21 – Jeffrey & Rebecca Weber: Create a 1.03-acre farm consolidation lot around the home at **N4614 Paradise Rd.** The site is in the Town of Jefferson, part of PIN 014-0615-0441-000 (40.254 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4361A-21 – Jeffrey & Rebecca Weber: Create a 2.25-acre new building lot from part of PIN 014-0615-0441-000 (40.254 Acres) near **N4614 Paradise Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2096-21 – Randy Dunn: Allow an extensive on-site storage structure of 2,520 square feet and 13.4 feet high in a Residential R-2 zone at **N6299 Jefferson Road.** The site is in the Town of Aztalan on PIN 002-0714-1341-001 (1.13 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2097-21 – Jeremy & Monica Hepp/Hepp Holdings LLC: Allow an extensive on-site storage structure 2,560 square feet and 22 feet high in a Residential R-2 zone. The site is at **N6255 County Road Q** in the Town of Aztalan on PIN 002-0714-1742-007 (1.683 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2098-21 – Joseph D Vlasak Trust: Allow an extensive on-site storage structure that is 1,830 square feet and 19 feet high in a Residential R-2 zone at **N7117 River Park Dr.** The site is in the Town of Farmington on PIN 008-0714-0113-004 (20.803 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2099-21 – David & Kourtney Lauer: Allow for keeping of four dogs as household pets in a Residential R-1 zone. The site is at **N3943 Prairie Ridge Ln** in the Town of Sullivan on PIN 026-0616-1723-014 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2100-21 – Edward & Chrissy Gaggioli: Allow for a residence in an existing Business zone at **N416 Twinkling Star Rd.** The site is in the Town of Koshkonong on PIN 016-0514-3523-001 (2 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in an approved A-2 zone and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

December 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

December 28???????, 8:30 a.m. – Decision Meeting in Courthouse Room 202

January 14, 2022, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 24, 8:30 a.m. – Decision Meeting in Courthouse Room 202

21. 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.

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.