

**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:** January 3, 2022  
**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--hvj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hvj4pHd2y7-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 November 18, November 29, December 10 and December 16 Meeting Minutes**
7. **Communications**
8. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
10. **December Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
  - a. Crawfish River Solar Anticipated Timeline
12. **Discussion on WE Energies Liquefied Natural Gas Facility (LNG) Facility in the Town of Ixonia**
13. **Discussion on Amending the Jefferson County Zoning Ordinance to Define Agricultural Tourism**
14. **Discussion and Possible Action on a Request by Wendy Norem/Richard Gimler Trust to Modify the Conditions of Approval on CU2082-21 at N8728 River Rd, PIN 032-08151324-000, Town of Watertown**
15. **Discussion and Possible Action on the Condition of No Outside Storage for CU2096-21 at N6299 Jefferson Rd, Town of Aztalan for Randy Dunn on PIN 002-0714-1341-001**
16. **Discussion and Possible Action on a Request to Redesign and Increase the Size of the A-3 Zone Approval Granted to William Greener by Petition R1709A-95 on PIN 026-0616-3013-000 in the Town of Sullivan**
17. **Discussion and Possible Action on Petitions Presented in Public Hearing on December 16, 2021:**
  - R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a 2.444-ac lot around the home at **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
  - R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
  - R4365A-21 - Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
  - R4366A-21 – Derek Kramer:** Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
  - R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust:** Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
  - R4368A-21 – Jill Strieter:** Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4369A-21 – Gregory & Katie Stahl:** Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4370A-21 – Joseph Carnes:** Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property:** Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4372A-21 – Terri Mohr/Robert L Lewein Trust Property:** Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4349A-21 – Ryan Rittenhouse:** Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2086-21 – Ryan Rittenhouse:** Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2101 – Brian Statz:** Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2102-21 – Jerry & Tracy Suber:** Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2103-21 – J&K Strauss Trust:** Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4373T-21 – Jefferson County:** 2021 Update to the Jefferson County Zoning Ordinance.

## **18. Possible Future Agenda Items**

### **19. Upcoming Meeting Dates**

**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 31, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

**February 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**February 17, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**February 28, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

## **20. 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.*