

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: March 28, 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/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 February 17, February 28, March 4 and March 10 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 WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
13. **Discussion and Possible Action on R4379A-22 & CU2108-22 for Donald & Nancy Brunson, PIN 006-0716-1642-000 near W1432 County Road B in the Town of Concord. These petitions were presented in public hearing on February 17, 2022 and subsequently postponed on February 28, 2022.**
14. **Discussion and Possible Action on CU2101-21 for Brian & Jennifer Statz, PIN 014-0615-0221-029 at N4885 County Rd D, Town of Jefferson. This petition was presented in public hearing on December 16, 2021 and subsequently postponed on January 3, 2022.**
15. **Discussion and Possible Action on R4361A-21 for Jeffery and Rebecca Weber, PIN 014-0615-0441-000 for a 1.00 acre A-3 lot on Paradise Road in the Town of Jefferson. This petition was previously postponed on February 28, 2022.**
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on March 10, 2022:**
 - R4391A-22 –Jeanette C Poulson Family Trust: Create a 4.71-ac lot around the home & buildings at N795 Tamarack Rd, Town of Palmyra from part of PIN 024-0516-2713-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.**
 - R4392A-22 –Jeanette C Poulson Family Trust: Rezone approximately 2.8 ac of PIN 024-0516-2742-000 (37.8 ac) to add it to an adjoining 2.2-ac A-3 zoned lot at N683 Tamarack Rd, Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.**

R4393A-22 – James E Gilbert: Create a 2.47-ac building site **at the intersection of Bakertown Rd and Pioneer Dr** from part of PIN 006-0716-2942-000 (40.703 ac), Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4394A-22 – Richard Helman: Create three new building sites, one of 1.9 ac and two of 1.89 ac, all on **Switzke Rd** in the Town of Farmington from part of PIN 008-0715-0432-004 (5.6 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4395A-22 – Connie & Jerry Wolf/Jay & Deloris Kogle Trust Property: Rezone approximately 1.5 ac of PIN 022-0613-3122-002 (15.443 ac) to add it to an existing adjacent A-3 zone owned by the Wolfs at **N2803 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4396A-22 – Barry & Pauline Stephan: Create a 2-ac lot around the home at **N4062 County Road E** from part of PIN 026-0616-1422-000 (33.965 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4397A-22 – Heidi Kabat & Wayne Meier/RNH Trust Property: Create a 3-ac lot around the home at **N7691 Newville Rd** in the Town of Waterloo from part of PIN 030-0813-3321-001 (30.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4398A-22 – Heidi Kabat & Wayne Meier/RNH Trust Property: Create two new 1-ac building sites from part of PIN 030-0813-3321-001 (30.25 ac) **near N7691 Newville Rd**, Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4399A-22 – Kyle Skalitzky: Create a 3-ac lot around the home & buildings at **W8968 Kenny Ln**, Town of Waterloo, from part of PIN 030-0813-1744-000 (38.859 ac) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2111-22 – Scott Construction Inc: Conditional use for an update to an existing non-metallic mineral extraction operation in an A-1 zone at **W7161 County Road J**. The site is on PINs 014-0614-1921-002 (9.99 ac), 014-0614-1924-001 (38.852 ac), 014-0614-1931-001 (20 ac) and 014-0614-1923-002 (21.972 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2112-22 – David & Jean Anich Trust: Conditional use for repair services in a Community zone at the **intersection of County Rd E and County Rd CI**, Town of Sullivan, on PIN 026-0616-3441-008 (0.504 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

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

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

April 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202

May 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

May 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 23, 8:30 p.m. – Decision Meeting in Courthouse Room 202

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.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.