

AGENDA

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Temporary Committee: Matt Foelker, George Jaeckel; Steve Nass; Blane Poulson; Michael Wineke

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: April 25, 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--hpj4pHd2y7-u8i9MUTAAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAAbnqMB_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, March 28, April 14 and April 21 Meeting Minutes
7. Communications
8. March Monthly Financial Report for Register of Deeds – Staci Hoffman
9. March Monthly Financial Report for Land Information Office-Matt Zangl
10. April 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 a Request by Pond Hill Dairy for an amendment to their Livestock Siting Agreement and Conditional Use CU1724-13. The proposal is on PIN 016-0514-2044-000 at N1014 Poeppel Road, Town of Koshkonong. This is in accordance with ATCP51 requirements.
14. Request by Nicholas and Lauren Venes to Replace an Existing Home at W626 Little Prairie Road at more than 100 feet from its existing location. The proposal is in the Town of Palmyra, on PIN 024-0516-2644-000.
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 April 21, 2022:

R4400A-22 & CU2113-22 – Kathy Doering-Kilkenny: Rezone all of PIN 016-0514-3644-000 (1.5 ac) with conditional use to sanction an eating and drinking place in a proposed Business zone at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

R4401A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **north of N6779 Morgan Road**, Town of Concord, from part of PINs 006-0716-1211-000 (30.4 ac) and 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4402A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **south of N6747 Morgan Road**, Town of Concord, from part of PIN 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4403A-22 – Anfang Properties LLC: Create two new building sites, a 1.3-ac and a 1-acre lot near **N3981 Betschler Rd**, Town of Jefferson, from part of PIN 014-0615-1323-000 (37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4404A-22 – Anfang Properties LLC: Create a new 2-ac building site west of **W1646 US Highway 18** from part of PINs 026-0616-0423-000 (13.268 ac) and 026-0616-0424-000 (27.404 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4405A-22 – Arnold Vandre: Create a 2.6-ac lot around the home and buildings at **N7548 Vandre Rd**, Town of Milford, from part of PIN 020-0814-3224-000 (40 ac). 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 and 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.

R4406A-22 & CU2114-22 – Nick Draskovich/Larry & Lyn Tarnowski: Rezone approximately 1.601 ac of PIN 024-0516-1432-002 (3.6 ac) with conditional use to allow for storage of concrete contractor’s equipment and materials. The site is at **N1424 Zion Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2115-22 – James G Reu: Request for an agriculturally-related grain storage facility for up to 1,000,000 bushels per year in an A-1, Exclusive Agriculture zone. The site is at **W3020 Willing Rd**, Town of Hebron, on PIN 010-0615-3041-002 (36.023 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2116-22 – Troy Blakey: Request for a conditional home occupation plumbing business at **W5462 Church Rd**, Town of Milford. The site is zoned A-3, Agricultural/Rural Residential on PIN 020-0714-0243-001 (1.883 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2117-22 – Donald C & Jean J Lenz Trust/Joyce J Takle Trust: Request to have five dogs as household pets in an A-1, Exclusive Agricultural zone at **N7214 Stoney Creek Rd**. The site is in the Town of Lake Mills on PIN 018-0713-0522-000 (36.842 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4407T-22 – Jefferson County: A text amendment to the Jefferson County Zoning Ordinance defining “Agricultural Tourism.”

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

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 a.m. – Decision Meeting in Courthouse Room 202

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

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

June 27, 8:30 a.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.