

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Steve Nass, Blane Poulson, Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: May 23, 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-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. Election of Officers (Chair, Vice-Chair and Secretary – if necessary)
6. 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)
7. Approval of April 25, May 13 and May 19 Meeting Minutes
8. Communications
9. April Monthly Financial Report for Register of Deeds – Staci Hoffman
10. April Monthly Financial Report for Land Information Office-Matt Zangl
11. May Monthly Financial Report for Zoning – Matt Zangl
12. Discussion on Solar Energy Facilities
13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
14. Discussion and Possible Action on Petition R4407T-22, a text amendment to the Jefferson County Zoning Ordinance Defining “Agricultural Tourism”
15. Discussion and Possible Action on text amendments to the Jefferson County Zoning Ordinance: reviewing the A-2, Agricultural and Rural Business zone
16. Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of area in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.
17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 19:

R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc: Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4409A-22 – Tom Stade/Stade Auction Center, Inc: Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties: Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2119-22- Kyle Pearson: Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2120-22 – Saul Pechous: Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Road D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2121-22 – Jeff Powers: Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln.** The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2122-22 – Marianne Schulz: Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

July 27, 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.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.