

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: June 27, 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--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-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 April 21, May 19, May 23 and June 10 Meeting Minutes**
7. **Communications**
8. **May Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **May Monthly Financial Report for Land Information Office - Matt Zangl**
10. **June Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion and Possible Action on Entering into a Contract for Back Indexing Register of Deeds Documents**
12. **Discussion on Solar Energy Facilities**
 - a. **Crawfish River Solar**
 - b. **Badger State Solar**
13. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
14. **Discussion and Possible Action on a Holding Tank Waiver request by WE Energies for the Liquefied Natural Gas (LNG) Facility in the Town of Ixonia at N8828 North Road**
15. **Discussion and Possible Action on Possible Zoning Ordinance Violations at N5775 Ziebell Road owned by Russell C Bienfang**
16. **Discussion and Possible Action on 2022-2023 Salvage Yard License**

17. 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 land in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2022:

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor’s materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor’s equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

- 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 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202**
- August 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**
- August 18, 7:00 p.m. – Public Hearing in Courthouse Room 205**
- August 29, 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.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.