

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: August 29, 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:

[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

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 July 21, July 25, August 12 and August 18 Meeting Minutes**
7. **Approval of July 20, 2022 Meeting Minutes of Joint Committees (Board of Health, Executive Committee, Land and Water Conservation, Planning and Zoning and Solid Waste)**
8. **Communications**
 - a. **Complaint re: N8367 County Road E Owned by Juan Esquivel Garcia and Juana Esquivel**
9. **July Monthly Financial Report for Register of Deeds – Staci Hoffman**
10. **July Monthly Financial Report for Land Information Office-Matt Zangl**
11. **August 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 Updating the Private Onsite Wastewater Treatment System Ordinance**
15. **Discussion and Possible Action on Allowing Shipping Containers on Residential Properties**
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on August 18, 2022:**

R4420A-22 – Dane Hartwig: Create a 2-ac building site on **Switzke Rd** from part of PIN 008-0715-2911-001 (39.836 ac) in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4421A-22 – Brian & Jennifer Statz: Create two, 1-acre building sites on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac), This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4422A-22 – Brian & Jennifer Statz: Rezone 2 ac farm consolidation lot with home & buildings at **N6744 Saucer Dr**, Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4423A-22 – Christy Strobel (CDS Investments LLC): Create a 1.84-ac lot around the home & buildings at **W3857 Krenz Rd**, Town of Farmington from PIN 008-0715-2812-001 (22.5 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4424A-22 – Dennis Adsit: Create a 3.5-ac lot with an existing home at **N269 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-3532-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4425A-22 – Dennis Adist: Create a 4.1-ac lot around the existing home at **N249 Tamarack Rd**, Town of Palmyra from PIN 024-0516-3532-002 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4426A-22 – Scott & Jennifer Hussinger: Rezone to create a 1-ac building site on Rome Oak Hill Rd, Town of Sullivan from part of PIN 026-0616-2822-002 (26.813 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2130-22 – Fred Wayne: Conditional use to allow for multiple dwelling unit structures (one four-plex OR two duplexes) on an R-1 zone at **W8042 County Road B**, Town of Lake Mills on PIN 018-0713-0233-029 (1.401 ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2131-22 – Jeremy Porter: Conditional use to add an amusement/recreation facility (indoor golf) to the existing bowling alley at **W9534 US Highway 12** in the Town of Oakland. The site is on PIN 022-0613-0731-003 (1.275 ac) in a Business zone. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU2058-20 – Paul Elliot & Dianne Owens: Conditional use to allow for an agricultural tourism; banquet hall/conference center/event facility; wine tasting room; retail sales of agricultural related items not grown on the premises in an approved A-2 zone at **N7040 Saucer Dr**, Town of Farmington on PIN 008-0715-0232-001 (2.002 ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

September 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 202

October 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 31, 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.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.