

**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:** September 26, 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](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. **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 August 18, August 29, September 9 and September 15 Meeting Minutes**
7. **Communications**
8. **August Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **August Monthly Financial Report for Land Information Office-Matt Zangl**
10. **September 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 permit conditions for CU2058-20, Paul Elliott and Diane Owens, Town of Farmington on PIN 008-0715-0232-001**
14. **Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2022:**

**R4428A-22 – Dean Kincaid Inc:** Rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4429A-22 & CU2059-22 – Dean Kincaid Inc:** Create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4430A-22 & CU2060 – Dean Kincaid Inc:** Create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4431A-22 – William & Diana Thomas:** Rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscrabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance.

**R4432A-22 – Brian & Natalie Walters:** Rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscrabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties:** Rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4434A-22 – Susan Jaske:** Create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4435A-22 – Theodore Mueller:** Create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4436A-22 – William Stroupe:** Create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4437A-22 – James & Steven Messmer:** Rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4438A-22 – John Kutz/Thomas & Susan Pelloni Property:** Create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) near **W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4439A-22, R4440A-22 & CU2061-22 – Ryan Foust:** Create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit. Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2062-22 – Town of Ixonia:** CU for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the **intersection of State Rd 16 and River Valley Rd** in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2063-22 – We Energies/Town of Ixonia Property:** CU for a gas regulator station at the **intersection of State Rd 16 & River Valley Rd**, on PIN 012-0816-2244-000 (33.781 ac) in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2064-22 – Garv Liedke/Verna Ruhs & Corinne Plachetta Property:** CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2065-22 – Robert Parnell:** CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord.

**CU2066-22 – Heidi & Andrew Deuster:** CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2067-22 – Gene Sheedy/Sheedy Trust Property:** CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-0516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property:** CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4427T-22 – Jefferson County:** Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program.

**R4441T-22 – Jefferson County:** Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan)

**15. Possible Future Agenda Items**

**16. Upcoming Meeting Dates**

**October 14, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department**

**October 20, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room**

**October 31, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department**

**November 11, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department**

**November 17, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room**

**November 28, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department**

**17. 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](http://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.*