

**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:** November 28, 2022  
**TIME:** 8:30 a.m.  
**PLACE:** **County Highway Department Training Room, 1425 South Wisconsin Drive, Jefferson, WI**

**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 October 31, November 11 and November 17, 2022 Meeting Minutes**
7. **Communications**
8. **October Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
10. **November 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 on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
14. **Discussion and Possible Action on a Petition Presented in Public Hearing on September 15 and Subsequently Postponed:**
  - a. CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property, Joyce Rd, PIN 028-0513-1613-025, Town of Sumner

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 17, 2022:**

**R4445A-22 & CU2072 – Aztalan Cycle Club Inc:** Rezone PIN 002-0714-0831-000 (32.383 ac) with conditional use to allow a recreational facility (outdoor motorcycle riding/racing) directly related to open space uses & the necessity for a rural location. The site is at **N6641/N6643 Gomoll Rd** on PIN 002-0714-0831-000 (32.383 ac) in the Town of Aztalan. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4446A-22 – James & Steven Mesmer:** Create a 2-ac farm consolidation lot at **W1849 Bente Rd** from part of PIN 026-0616-2042-000 (40 ac), Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4447A-22 – Angela Ritonia-Peot/Robert & Sharon Peot Trust Property:** Create a 2.05-ac building site from part of PIN 026-0616-1131-000 (39.737 ac) on **Froelich Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2073-22 – HL Beemer Trust:** Allow an event facility in an existing A-2 zone at **N1507 Groeler Rd**, Town of Koshkonong on PIN 016-0514-1732-002 (1.979 ac). This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance as an “adaptive reuse of a barn.”

**CU2074-22 – Aqua Investment Partnership:** Allow for ten duplex buildings, established as a planned development in an existing Residential R-2 zone at **W7489 Koshkonong Mounds Road**. The site is in the Town of Koshkonong on PIN 016-0513-2512-001 (35.124 ac). This is in accordance with Sec. 11.04(f)2.

**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.

**16. Possible Future Agenda Items**

**17. Upcoming Meeting Dates**

**December 9, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson**  
**December 15, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr**  
**?????December 20, 8:30 a.m. – Decision Meeting in Highway Department Training Room, 1425 S. Wisconsin Dr**  
**January 13, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive**  
**January 19, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr**  
**January 30, 8:30 a.m. – Decision Meeting Highway Department Training Room, 1425 S. Wisconsin Dr**

**18. 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.*