

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: Monday, December 19, 2022
TIME: 8:30 a.m.
PLACE: **County Highway Department Committee 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

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 November 17, November 28, December 9 and December 15, 2022 Meeting Minutes**
7. **Communications**
8. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
10. **December 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 Zoning Ordinance Updates**
15. **Discussion and Possible Action on modifying CU1634-2010 at N6111 Grey Fox Trail (PIN 006-0716-1534-002) owned by David Gust to increase the height of the extensive on-site storage structure from 20' to 26'.**

16. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2022:

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner: Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4450A-22 – Michael Sullivan/John Marks Property: Create a 1-ac new building site from part of PIN 012-0816-3611-000 (9.624 ac) on **Rockvale Rd**, Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for an event facility as an eating and drinking place within a Community zone at **N2349 County Road D**, Town of Hebron on PIN 10-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

January 13, 2023, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
January 19, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 S. Wisconsin Dr
January 30, 8:30 a.m. – Decision Meeting in Highway Department Committee Room, 1425 S. Wisconsin Dr
February 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
February 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 S. Wisconsin Dr
February 27, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 S. Wisconsin Dr

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.