

**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, January 30, 2023  
**TIME:** 8:30 a.m.  
**PLACE:** County Highway Department Committee Room, 1425 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 December 15 & December 19 2022, and January 13 & January 19, 2023 Meeting Minutes**
7. **Communications**
8. **December Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**
10. **January 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 Petitions Presented in Public Hearing on January 19, 2023:**

## FROM A-T, AG TRANSITIONAL TO RESIDENTIAL R-1

**R4453A-23 – C Blair & Tracy Kransberger/BKTK Properties LLC, Owner:** Rezone a part of PIN 028-0513-1943-057 (4.005 Ac) to create two, 0.46 acre residential lots on **Olson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance.

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

**R4454A-23 – Douglas Lunde:** Rezone 1.54 ac of PIN 006-0716-0141-000 (35.934) to create a lot around the home at **N7055 Morgan Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4455A-23 – Scott M Kowalski:** Create a 1.17-ac new building site from part of PIN 016-0514-3641-001 (40.455 ac) along **Old Hwy 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4456A-23 – Megan Plucinski/James & Lori Christensen Property:** Create a 5-ac lot around the home and farm buildings at **W2290 State Road 106**, Town of Sullivan, from PIN 026-0616-3143-000 (23.99 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## CONDITIONAL USE PERMIT

**CU2076-23 – Laura Johnson:** Allow a conditional home occupation for the purchase, sale, and repair of firearms in an A-3, Ag/Rural Residential zone at **W1230 County Rd CW**, Town of Ixonia, on PIN 012-0816-0322-001 (0.53 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

### 16. Possible Future Agenda Items

### 17. Upcoming Meeting Dates

February 10, 2023, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson  
February 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr  
February 27, 8:30 a.m. – Decision Meeting in Highway Department Committee Room, 1425 Wisconsin Dr  
March 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive  
March 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr  
March 27, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 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.jeffersoncountyiwi.gov](http://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.*