

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, February 27, 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

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 January 30, February 10, and February 16 Meeting Minutes**
7. **Communications**
 - a. **Appointments to Joint Committee working on Stormwater and Erosion Control – Chairman Jaeckel**
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **January Monthly Financial Report for Land Information Office-Matt Zangl**
10. **February 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 Amending Section 11.10 (Shoreland Provisions) of the Zoning Ordinance**
15. **Discussion and Possible Action on Amending the Zoning Ordinance to Incorporate Solar Regulations**

16. Discussion and Possible Action on Petitions Presented in Public Hearing on February 16, 2023:

R54457A-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property: Rezone 5.5 acres of PIN 026-0616-3413-003 (16.294 ac) to create both a new 5-acre A-2 lot and a 0.5-acre access strip to be added to the adjoining A-2 zone at **N2815 County Road E** on PIN 026-0616-3412-002 (22 ac). Both properties are owned by JART Midwest LLC and are in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2077-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property: Conditional use in a proposed A-2 zone for storage of contractor's equipment and materials/repair shop on PIN 026-0616-3413-003 (16.294 ac) immediately south of **N2815 County Road E**, Town of Sullivan. This is in accordance with Section 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2078-23 – Cody & Kathryn Stead: Allow farm-type animals in a Residential R-2 zone at **W6585 County Road B**, Town of Aztalan, on PIN 002-0714-1741-004 (2.4 ac). This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

CU2079-22 – James & Darcie Jo Wilson: Convert a single-family home to a duplex at **N6424 S Farmington Rd** on PIN 008-0715-1321-007 (0.617 ac), Town of Farmington in a Community zone. 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

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

April 14, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

April 20, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr

April 24, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 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.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.