

**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, April 24, 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 March 16, March 27, April 14 and April 20 Meeting Minutes
7. Communications
  - a. Defend Town Plans, et al v. Jefferson County Board of Supervisors Petitioners Brief on Certiorari Review
  - b. Shoreland Revisions to the Jefferson County Zoning Ordinance
8. March Monthly Financial Report for Register of Deeds – Staci Hoffman
9. March Monthly Financial Report for Land Information Office-Matt Zangl
10. April Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
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
  - a. Erosion Control and Stormwater Management Ordinances
14. Discussion and Possible Action on Amending the Zoning Ordinance to Incorporate Solar Regulations

15. Discussion and Possible Action on Outside Storage Permit in the Ixonia Industrial Park:
  - a. LRS/Badgerland Disposal - W1223 Linden Road, PIN 012-0816-2723-004 Owned by Linden Road LLC
16. Discussion and Possible Action on extending the one year time limit of R4345A-21 for Richard and Joann Gimler at N8728 & N8728A, PIN 032-0815-1324-000
17. Discussion and Possible Action on amending CU2064-21 for Brian and Tina Buth to Allow the Extensive Onsite Storage Structure to be Attached to the Existing Detached Garage at W9627 Bridge Street
18. Discussion and Possible Action on Petition R4459A-23 for Felix and Bonnie Jarczyk, Presented in Public Hearing on March 16, 2023 and Subsequently Postponed on March 27, 2023
19. Discussion and Possible Action on Oakland Hills Subdivision in the Town of Oakland near N4510 County Road A owned by John and Anne Didion
20. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20:

**R4460A-23 & CU2081-23 – Jeffrey & Debra Boos:** Rezone all of PIN 010-0615-3123-002 (4.743 ac) with conditional use to allow for a lawn care business at **W4842 State Road 106**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4461A-23 – Mike Walter/Michael R & Sarah S Walter Trust Property:** Create a 2.161-ac building site at the west end of **Spruce Drive** from PIN 008-0715-0612-000 (44.16 ac), Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4462A-23 – Gerald & Pamela Drewek:** Rezone PIN 010-0615-2213-000 (1.722 ac) at **N3573 Haas Road**, Town of Hebron to combine it with the adjoining existing A-3 zone at N3577 Haas Road. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4463A-23 – Nathan & Leah Holland:** Create a 4-ac lot around the home at **N4753 Paradise Road**, Town of Jefferson from part of PIN 014-0615-0413-000 (38.55 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2082-23 – Michael & Heidi Roehl:** Allow an addition to an existing detached garage resulting in an extensive on-site storage structure at **N5031 Aztalan Ct**, Town of Aztalan on PIN 002-0714-3531-037 (0.721 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2083-23 – Russell R Walton:** Allow renewal of CU1681-11 and CU1719-12, conditional uses for non-metallic mining and crushing of concrete and asphalt at **W3978 County Rd U**, Town of Cold Spring. The site is on PIN 004-0515-2834-000 (35.84 ac) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**CU2084-23 – Jaeckel Land LLC & JGB Land Inc:** Allow renewal of CU1730-13, a conditional use for non-metallic mining at **W4414 Lower Hebron Rd**, Town of Hebron. The site is on PINs 010-0515-0531-000 (20 ac) owned by Jaeckel Land LLC and 010-0515-0532-000 (16.68 ac) owned by JGB Land Inc, both zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**CU2085-23 – Joseph Topel:** Allow revision of CU1506-08 to add a new building for the tree service business at **W6631 County Road A**, Town of Milford. The site is part of PIN 020-0714-0543-001 (1.751 ac) and is zoned A-2, Agricultural and Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2086-23 – Steven M Sterwald/SJS Sand & Gravel LLC Property:** Allow renewal of CU1728-13, a conditional use for non-metallic mining at **W8399 Lenius Ln**, Town of Waterloo. The site is on PIN 030-0813-2234-000 (40.103 ac) zoned A-1 Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2087-23 – Benjamin & Maureen Lawrenz:** Allow an extensive on-site storage structure, 1,320 square feet in area and 18.5 feet in height in a Residential R-2 zone at **N9659 Pleasant Heights Circle**. The site is on PIN 032-0815-0212-023 (1.569 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

21. Convene in closed session pursuant to section 19.85 (1)(g) Wis. Stats. to confer with legal counsel concerning strategy to be adopted by Jefferson County with respect to litigation in which it is involved for the purpose of discussion on Town Plans, et al. v. Jefferson County Board of Supervisors
22. Reconvene in open session for action on closed session items if necessary
23. Possible Future Agenda Items
24. Upcoming Meeting Dates
  - May 12, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
  - May 18, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr
  - May 22, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr**
  - June 9, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
  - June 15, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr
  - June 26, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

24. 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 at 222 Wisconsin Drive 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.*