

**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:** Friday, June 2, 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, April 20, April 24, May 12 and May 25 meeting minutes
7. Communications
8. April Monthly Financial Report for Register of Deeds – Staci Hoffman
9. April Monthly Financial Report for Land Information Office-Matt Zangl
10. May 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 Request by Jonathan Snell to Allow a Septic Easement for the A-3 zoned lot at N6252 Sunset Road, PIN 006-0716-1841-007 Partially on the Adjoining A-1 zoned property, PIN 006-0716-1841-002. Both properties are in the Town of Concord

15. **Discussion and Possible Action on a Request for Outdoor Storage in the Ixonia Industrial Park on PIN 012-0816-2141-012 in the Town of Ixonia. The site is at W1361 Elmwood Avenue and is owned by Randy and Charlotte Forseth**
16. **Discussion and Possible Action on an amendment to CU1918-17 for D&P Dolph Trust to allow a new milk house waste transfer to the existing manure storage structure at N7855 County Road G, Town of Lake Mills on PIN 030-0813-2531-000**
17. **Discussion and Possible Action on Request for D&P Dolph Trust for a Holding Tank at N7855 County Road G, Town of Lake Mills, on PIN 030-0813-2531-000**
18. **Discussion and Possible Action on Amending the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan along with the County Zoning Ordinance to allow A-3 lots to be subdivided**
19. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 25:**

**R4464A-23 – Lee Allen Rickerman:** Create a 2.711-ac building site on **Riverdale Ln** from part of PIN 032-0815-1814-000 (21.675 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4465A-23 – Stephanie Bratz/Karen Kerr Property:** Create a new 1.7-ac building site to be zoned A-3 with an attached 41.6-ac Natural Resource zone; create a 3.7-ac lot around the existing home & buildings at **W4451 River Rd** with a 3.9-ac Natural Resource zone. These are proposed to be created from PINs 032-0815-1721-001 (48.48.9 ac) and 032-0815-1722-000 (42.6 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 and 11.04(f)11 of the Jefferson County Zoning Ordinance.

**R4466A-23 – Steven Schluter/Schluter Trust Property:** Create both a 1-ac building site and a 1-ac lot around the home & buildings at **W3878 Ranch Rd**, Town of Farmington from part of PIN 008-0715-0443-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4467A-23 – Christy Strobel/CDS Investments LLC:** Create a 2.27-ac building site from part of PIN 008-0715-1532-001 (20 ac) near **N6132 Coffee Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4468A-23 – Daniel Raatz:** Create a 3.07-ac lot around two existing homes at **W9252 and W9258 County Road B**, Town of Lake Mills, on PINs 018-0713-0833-000 (7.768 ac) and 018-0713-0832-001 (15.867 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4469A-23 – Glenn Schultz:** Rezone all of PIN 030-0813-3034-001 (1 ac) and 2.35 ac of PIN 030-0813-3034-000 (39 ac) to create a 3.35-ac lot at **W9596 E Medina Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4470A-23 – Helen Weihert:** Create a 5-ac lot around the home and buildings at **W8890 West Rd** in the Town of Watertown from part of PIN 032-0814-1512-000 (39.223 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2088-23 – Pastor William Bartz:** Conditional use to allow a pastor care retreat as a public/semi-public use at **W6783/W6785 Westphal Ln** on PIN 016-0514-0824-002 (2.889 ac), Town of Koshkonong in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2089-23 – Donald & Susan Ebbert:** Conditional use to renew the existing conditional use for mineral extraction at **N2795 Ebbert Ln**, Town of Oakland on PIN 022-0613-3513-000 (40 ac). The site is in an A-1 Agricultural zone. This is in accordance with Sec. 11.04(f) 6 of the Jefferson County Zoning Ordinance.

**CU2090-23 – Peter Unke:** Conditional use to allow a kennel for up to 10 dogs in an A-3, Rural Residential zone at **N1785 County Road H**, on PIN 024-0516-1244-001 (2 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **20. Possible Future Agenda Items**

## **21. Upcoming Meeting Dates**

**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**

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

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

**July 31, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr**

## **22. 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.jeffersoncountywv.gov](http://www.jeffersoncountywv.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.*