

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, June 26, 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-u8i9MUTAAbnqMB_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 May 25, June 2, June 9 and June 15 meeting minutes
7. Communications
 - a. Update on CU2065-22, N2486 Rock River Road, Town of Koshkonong owned by Robert Steven Parnell, PIN 016-0514-0222-012
8. May Monthly Financial Report for Register of Deeds – Staci Hoffman
9. May Monthly Financial Report for Land Information Office-Matt Zangl
10. June 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 Conditions of Approval for CU2089-23, renewing a conditional use for mineral extraction at N2795 Ebbert Ln in the Town of Oakland on PIN 022-0613-3513-000
15. Discussion and Possible Action on increasing the size of the proposed lot for R4464A, Lee Allen Rickerman, PIN 032-0815-1814-000 in the Town of Watertown
16. Discussion and Possible Action on allowing a shared septic system via easement for W7766/W7768 Lamp Rd on PIN(s) 028-0513-1141-033 & 028-0513-1141-034 in the Town of Sumner
17. Discussion and Possible Action on 2023 Salvage Yard License
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 June 15:
R4472A-23 & CU2092-23 – Stock Family Farm/Joseph & Justine Church/James & Steven Mesmer Properties: Create a 2.6-ac lot from part of PINs 026-0616-2013-000 (35.91 ac) owned by Mesmer and 026-0616-2042-001 (37.728 ac) owned by Church, with conditional use for a farm store **near W1844 Bente Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4473A-23 – Ryan Koehler/Timothy & Debra Koehler Property: Rezone parts of PINs 014-0614-1431-000 (51.015 ac) zoned A-T and 014-0614-1434-000 (51.381 ac) zoned A-1 to create a 2-ac building site near **N3865 County Rd K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4474A-23 – Dan Higgs/ABC Acres Property: Rezone 4-ac of PIN 010-0615-2741-000 (20.744 ac) to add it to the existing A-3 zoned property at **N3080 Haas Road**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4475A-23 – Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and part of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create a 5.2-ac lot at **N2018 Frommader Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4476A-23 – George Golich: Rezone 2 ac of PIN 016-0614-3632-001 (8.5 ac) for a new building site near **W5250 State Rd 106** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4477A-23 – Loren Lindl: Rezone approximately 9.6 ac of PIN 010-0615-3512-000 (40 ac). The site is on the Bark River near **Hess Ln**, Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4478A-23 & CU2093-23 – Samuel & Allison Kemp/Nieman Trust, Owner: Rezone approximately 2.2 ac of PIN 016-0514-2924-000 (13.648 ac) with conditional use for an event venue at **W6770 Pond Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4479A-23 – John & Marcia Herr Trust: Rezone approximately 0.7 ac of PIN 026-0616-2424-001 (19.628 ac) to add it to an adjoining A-2 lot at **W315 Herr Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2091-23 – Christopher Fetzer/Durelle Chopp Trust Property: Conditional use on PIN 012-0816-2143-002 (8.92 ac) to allow mini-warehousing on **Oak Drive**, Town of Ixonia. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU2094-23 – Scott & Dana Scherer: Conditional use for an 1,800 square foot extensive on-site storage structure, 15.5 feet in height in a Residential R-2 zone at **W6021 Friedel Rd**, Town of Koshkonong, on PIN 016-0514-1033-030 (0.795 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2095-23 – Mary Kuppe: Conditional use to allow keeping of four dogs as household pets on a non-commercial basis in a Residential R-1 zone at **N4412 Wolff Rd**, Town of Oakland, on PIN 022-0613-0812-037 (1.571 ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4480T-23 – Jefferson County Zoning: Text amendment to the Jefferson County Zoning Ordinance for changes to shoreland provisions in Sec. 11.10 which will bring the ordinance into compliance with recent DNR updates and will allow for updated mitigation practices on shoreland properties.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

22. Upcoming Meeting Dates

July 14, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

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

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

August 11, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

August 17, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

August 28, 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.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.