

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, July 31, 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 June 26, July 14, and July 20 meeting minutes
7. Communications
 - a. Communication from Wisteria Castle, Town of Farmington
8. June Monthly Financial Report for Register of Deeds – Staci Hoffman
9. June Monthly Financial Report for Land Information Office – Matt Zangl
10. July 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 R4474A-23 (Mark Foelker/ABC Acres – PIN 010-0615-2741-000) and R4475A-23 (Thomas Foelker/ABC Acres – 010-0515-1212-000), both in the Town of Hebron, to transfer one acre from R4474A-23 and to add it to R4474A-23 creating a 4.86 acre lot and a 3.87 acre lot
15. Discussion and Possible Action on Request by Timothy Otterstatter for a holding tank waiver at W2866 East Gate Dr on PIN 032-0815-1223-000, Town of Watertown
16. Discussion and Possible Action on Request by Scott Schiefelbein for a holding tank waiver at N6077 Country View, PIN 006-0716-2212-004, Town of Concord
17. Discussion and Possible Action on Replacing a Single-Family Home in an A-1 Zone at N2628 Kutz Road, PIN 016-0614-3541-003 in the Town of Koshkonong
18. Discussion and Possible Action on the Preliminary Plat of Oakland Hills Subdivision in the Town of Oakland near N4510 County Road A owned by John and Anne Didion
19. 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
20. Discussion on Planning and Zoning Department and Land Information Office 2024 Budget
21. Discussion and Possible Action on 2024 Fee Schedule
22. Discussion and Possible Action on Petitions Presented in Public Hearing on July 20, 2023:

R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust: Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd**, Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4481A-23 – Walter Trust (Sarah Walter)/Roland F & Lois V Zabel (LE): Rezone part of PIN 020-0814-2414-000 (26.820 ac) to create (2) 1-ac building sites on **Hilltop Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4482A-23 – Glenn W Griebenow Trust: Rezone part of PIN 032-0815-0134-000 (40.00 ac) to create (3) 1.5-ac A-3 lots at **W2762 Gopher Hill Rd** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4483A-23 – Cullen Schmeling/Dane County Growers: Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4484A-23 & CU2096-23 – Cullen Schmeling/Dane County Growers: Rezone part of PINs 028-0513-1932-000 (50.106 ac) zoned A-1 and 028-0513-1933-000 (43.694 ac) zoned A-T to create an approximate 14-ac Natural Resource lot with conditional use to allow for agricultural use including farm-type animals off **Olson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4485A-23 – Penny A Cerchio: Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4486A-23 & CU2097-23 – Joan Evans Krueger: Rezone all of PIN 012-0816-2222-003 (3.79 ac) with conditional use to allow for carpentry and fabrication business off **North Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4487A-23 K&V Farms LLC: Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2098-23 – Kira & Rita Midland: Conditional use to allow for up to 7 dogs as household pets in an A-1 zone at **N8362 River Valley Rd**, PIN 012-0816-2214-000 (20.527 ac), in the Town of Ixonia. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2099-23 – Jonathan F Jones: Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

23. Possible Future Agenda Items

24. Upcoming Meeting Dates

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 in Highway Department Committee Room, 1425 Wisconsin Dr

September 15, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

September 21, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

September 25, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr.

25. 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.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.