

**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, September 25, 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 August 17, August 28, September 15 and September 21 Meeting Minutes
7. Communications
  - a. Defend Town Plans Oral Ruling scheduled for September 25
8. August Monthly Financial Report for Register of Deeds – Staci Hoffman
9. August Monthly Financial Report for Land Information Office – Matt Zangl
10. September 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 Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on a Determination of Completeness for an ATCP 51 Regulated Facility for Seeger Bos Farms, LLC for up to 759 Animal Units (Dairy and Beef Cows) located at N2901 Mode Lane in the Town of Oakland, PIN 022-0613-3522-000.
14. Discussion 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
15. 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
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 a Request by Dustin Wilke/Wilkes LLC to allow a septic easement for the A-3 zoned lot owned by Dustin Wilke and adjacent to N7836 Newville Rd, on PIN 030-0813-2941-004. The easement would be on the adjoining A-1 zoned property, PIN 030-0813-2914-004, owned by Wilkes LLC. Both properties are in the Town of Waterloo.
18. Discussion and Possible Action on a Proposed Even Exchange of Land Between the A-3 Zone at W4368 Ebenezer Dr, PIN 032-0815-2034-001 and the Adjacent A-1 Zone, PIN 032-0815-2034-003. Both properties are owned by Michael Yenser and Rebecca Freson in the Town of Watertown.
19. Discussion and Possible Action on Enacting an Erosion Control Ordinance
20. Discussion and Possible Action on Enacting a Post-Construction Stormwater Management Ordinance
21. Discussion and Possible Action on Petitions Presented in Public Hearing on September 21, 2023:

**R4490A-23 – Dan & Diane Garr/Robert & Margaret Schaefer Property:** Rezone 0.262 ac of PIN 016-0513-2443-000 (26.672 ac) at **W7476 Koshkonong Mounds Rd** owned by Robert and Margaret Schaefer to add it to an adjoining R-

2 lot at **N996 Vinnie Ha Ha Rd** owned by Dan & Diane Garr, PIN 016-0513-2434-022 (0.196 ac.) The properties are in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4491A-23 – Kevin & Christine Griswold:** Rezone 4.53 ac from PINs 012-0816-1432-000 (68.75 ac), 012-0816-1514-000 (39.63 ac) & 012-0816-1514-001 (0.375 ac) to create a lot around the existing home at **N8744 River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4492A-23 – Stanley A Hansen Trust:** Rezone part of PIN 030-0813-2311-000 (33.867 ac) & add 0.262 ac from PIN 030-0813-2311-002 (3.995 ac) already zoned A-3 to create a 1.9-ac new building site along **Island Church Rd** in the Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Ordinance.

**R4493A-23 – Kelvin & Vonnie Buske:** Rezone to create a 4.56-ac lot around the home and building at **N8497 County Road D** from part of PIN 032-0815-2321-000 (40 ac), Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4494A-23 – David Kerschke:** Rezone to create a 1.26-ac building site from part of PIN 032-0815-3042-000 (38 ac) on **County Road Y** in the Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2104-23 – Andrew Bauer:** Modify conditional uses CU2071-22 and CU1494-08 to allow an additional building for the dog training/boarding facility at **W2193 Staude Rd**, on PIN 026-0616-0744-000 (1.639 ac), Town of Sullivan. The site is zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

22. Possible Future Agenda Items
23. Upcoming Meeting Dates – **Locations To Be Determined**
  - October 13, 8:00 a.m. - Site Inspections
  - October 19, 7:00 p.m. - Public Hearing
  - October 30, 8:30 a.m. – Decision Meeting
  - November 10, 8:00 a.m. - Site Inspections
  - November 16, 7:00 p.m. - Public Hearing
  - November 27, 8:30 a.m. - Decision Meeting

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.