

**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, October 30, 2023

**TIME:** 8:30 a.m.

**PLACE:** Room C1021, County Courthouse, 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 September 25, October 13 and October 19 meeting minutes
7. Communications
8. September Monthly Financial Report for Register of Deeds – Staci Hoffman
9. September Monthly Financial Report for Land Information Office – Matt Zangl
10. October 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 Enacting an Erosion Control Ordinance
14. Discussion and Possible Action on Enacting a Post-Construction Stormwater Management Ordinance
15. 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
16. Discussion and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities
17. Discussion and Possible Action on a Request by M A Mortenson Company/East 97<sup>th</sup> Place LLC to Allow Expanded Outdoor Storage at W1265 Linden Rd, Town of Ixonia, on PIN 012-0816-2723-006
18. Discussion and Possible Action on a Request by Mark Schellinger for a Convenience Bathroom in a Building at N5546 County Road F, Town of Concord, on PIN 006-0716-2712-002 b
19. Discussion and Possible Action on Petitions Presented in Public Hearing on October 19, 2023:

**R4495A-23 – Hughes Reynolds Group LLC:** Rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

**R4496A-23 – Russell & Cheryl Heine:** Rezone 1 acre of PIN 002-0714-2813-000 (20 ac) to create a lot around the home at **N5594 Popp Rd** in the Town of Aztalan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property:** Create a 1-ac building site north of **N3043 Haas Rd** from part of PIN 010-0615-2742-000 (44.461 ac) in the Town of Hebron. This is in accordance with Sec 11.04 (f)8 of the Jefferson County Zoning Ordinance.

**CU2105 -23 – Michael Podevels:** Conditional use to allow an extensive onsite storage structure in a Community zone at **W110 Rockvale Rd**, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2106-23 – Tasha Bynum:** Conditional home occupation for health and wellness services at **N7010 Kroghville Rd** in the Town of Lake Mills on PIN 018-0713-0542-000 (36.058 ac), located in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2107-23 – Elmer Rehr Trust:** Conditional use for an extensive onsite storage structure in a Residential R-2 zone at **N4209 County Road A**, PIN 022-0613-0841-015 (1.42 ac), Town of Oakland. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2109-23 – Angela J Starr:** Conditional use for a home occupation flower shop at **N901 Old 26 Rd**, Town of Koshkonong on PIN 016-0514-1933-000 (5.627 ac) in an A-3 Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2108-23 – Seeger Bos Farms, LLC:** Conditional use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **N2901 Mode Ln**, Town of Oakland, on PINs 022-0613-3522-000 (36.574 ac), 022-0613-3411-000 (40 ac) and 022-0613-3414-000 (20 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates:

- November 10, 8:00 a.m. – Site Inspections
- November 16, 7:00 p.m. – Public Hearing
- November 27, 8:30 a.m. – Decision Meeting
- December 15, 8:00 a.m. – Site Inspections
- December 21, 7:00 p.m. – Public Hearing
- December 28 (TH), 29 (F) OR January 5, 8:30 a.m. – Decision Meeting

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.