

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, November 27, 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

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 21, October 19, October 30, November 9 and November 16 meeting minutes
7. Communications
8. October Monthly Financial Report for Register of Deeds
9. October Monthly Financial Report for Land Information Office
10. November Monthly Financial Report for Zoning
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 and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities
14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 16, 2023:
 - R4498A-23 & CU2110-23 – Jon Gehler/Ebenezer Moravian Church:** Rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.
 - R4499A-23 – Kurt Wileman /Dane County Growers Property:** Create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance
 - R4500A-23 – Kevin Emrath:** Create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
 - R4501A-23 – William & Laura Flood:** Create two 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) near **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
 - R4502A-23 – Daniel & Gwynn Novak:** Rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.
 - R4503A-23 – Robert & Dorothy Novak:** Rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4504A-23 – Jonathan Boche: Create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4505A-23 – Jonathan Boche: Rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2111-23 – Michael & Sandy Janke/Shady Belle Acres LLC: Conditional use for a dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property is in an A-1, Agricultural zone; this is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2112-23 – Joseph Kondroski: Conditional use for storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates:

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

January 12, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections

January 18, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing

January 29, 8:30 a.m. – Decision Meeting

20. 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 the Jefferson County Courthouse, 311 S. Center Avenue, Jefferson WI 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.jeffersoncountywj.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.