

**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, February 26, 2024  
**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 January 29, February 9, and February 15 meeting minutes
7. Communications
8. November Monthly Financial Report for Register of Deeds
9. November Monthly Financial Report for Land Information Office
10. December Monthly Financial Report for Zoning
11. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
  - c. Sinnissippi Solar
12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion on Livestock Siting Technical Review Committee for ATCP 51
14. Discussion and Possible Action on the yearly review of **CU2058-20 – Paul E Elliott/Dianne M Owens** for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington.
15. Discussion and Possible Action on **CU2075-22 – Hebron Holdings LLC** for an eating and drinking facility at N2349 County Road D, PIN 010-0515-0224-015 in the Town of Hebron for a report and follow up on the parking plan
16. Discussion and Possible Action on **R4513A-23 – Land Hunter LLC**, PIN 008-0715-2333-000 in the Town of Farmington previously tabled for a redesign of the proposed 2 acre lot
17. Discussion and Possible Action for a holding tank waiver for a new construction on **Rock River Paradise**, PINs 032-0815-2411-014 and 032-0815-2411-015, in the Town of Watertown owned by Chrisopher Mueller
18. Discussion and Possible Action for a lot line adjustment at **N3509 W Cedar Road** in the Town of Oakland on PINs 022-0613-1913-000 and 022-0613-1913-001 owned by Roger Lehmann Trust
19. Discussion and Possible Action on Petitions Presented in Public Hearing on February 15, 2024:

**R4518A-24 – William S Ehrke Trust:** Create a 1-ac A-3 residential building site from part of PIN 022-0613-1434-000 (50.711 Ac) located off **Ehrke Road** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4519A-24 – Adam I Adsit:** Create an approximate 2.3-ac A-3 residential building site from part of PIN 024-0516-3532-002 (32.44 Ac) located at **N231/N299 Tamarack Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4520A-24 – John K & M Michelle Mehring:** Create (1) 1.1-ac and (2) 1.5-ac A-3 residential building sites from part of PIN 024-0516-3342-001 (18.46 Ac) located at **N252/N254 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2117-24 – Keegan T/Sarah M Wedl:** Conditional use for storage of contractor’s equipment in an A-2 zone on PIN 002-0714-3311-002 (1.314 Ac) located at **N5201 Popp Rd** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2118-24 – KF Pellatt LLC:** Conditional use to allow for a construction contracting business in a Business zone on PIN 016-0514-1043-026 located at **N1806 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**CU2119-24 – Teresa Peterson:** Conditional use for a conditional home occupation for the sale of plants in an A-3 zone on PIN 030-0813-2823-002 (4.00 Ac) located at **W8889 Stoney Brook Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

20. Planning and Development Department Update

21. Possible Future Agenda Items

22. Upcoming Meeting Dates:

March 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

March 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063

March 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

April 12, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

April 18, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

April 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

23. 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 in Courthouse Room C1040 at 311 S Center Ave 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.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.