

**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, March 25, 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-u8i9MUTAAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAAbnqMB_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 February 26, March 15 and March 21 meeting minutes
7. Communications
8. February Monthly Financial Report for Register of Deeds
9. March Monthly Financial Report for Land Information Office
10. March Monthly Financial Report for Zoning
11. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
  - c. Sinnissippi Solar
  - d. Hackbarth Solar
12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on replacing a home near W9512 County Road B, PIN 018-0713-0734-000 owned by Lunde Farms Inc, more than 100 feet from previous single family home that was removed more than 15 years ago
14. Discussion and Possible Action on R4514A-24 Nicholas and Melanie Brock for a 1 acre A-3 zoned lot, PIN 016-0514-1344-002 on Carnes Road in the Town of Koshkonong
15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 21, 2024:

**R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein:** Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4522A-24 & CU2121-24 - Rick Jaeger/St Paul’s Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust:** Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher:** Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4524A-24 – Joel K & Robin K Lenz Trust:** Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4525A-24 – Joel K & Robin K Lenz Trust:** Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4531A-24 – Joel K & Robin K Lenz Trust:** Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4526A-24 – Troy A & Lindsey C Kjendlie:** Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4527A-24 – Mary Seurer/Gertrude A Moss Trust:** Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4528A-24 – Mary Seurer/Gertrude A Moss Trust:** Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4529A-24 – Mary Seurer/Gertrude A Moss Trust:** Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 County Road Y** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4530A-24 – Rosy-Lane Holsteins LLC:** Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Upcoming Meeting Dates:

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

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

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

May 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

May 16, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. 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.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.