

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: Tuesday, May 28, 2024

TIME: 9:30 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 meeting minutes from April 29, May 10, and May 16
7. Communications
8. April Monthly Financial Report for Register of Deeds
9. May Monthly Financial Report for Land Information Office
10. May 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 Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on replacing a home near W5860 Tri-County Road, Parcel Number 016-0514-3443-000 owned by Neal R Travis, more than 100 feet from the existing single family home
14. Discussion on Conditional Use Permits and Their Consistency with Zoning and Land Use Permits
15. Discussion on the Applicability of No Development on Slopes Greater Than 20%
16. Discussion and Possible Action on Petitions Presented in Public Hearing on May 16, 2024:

R4534A-24 - Axel Vohs (Leroy & Carol Vohs Trust): Allow the division of an existing A-3 zoned lot to create a 1.3-acre lot from PIN 004-0515-2611-000 (7.601-Ac) located at **W2911 Piper Road** in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4235A-24 - Kiley Groose (Mark D & Lisa S Groose Trust): Rezone to create a 1-acre residential building site along **Concord Center Drive** in the Town of Concord from PIN 006-0716-1431-001 (41.072-Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4536A-24 - Brian Toczyski (Schumacher Trust): Rezone to create a 2-acre residential building site off **Wright Road** in the Town of Farmington from PINs 008-0715-1914-001 (20-Ac) and 008-0715-1942-000 (40-Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4537A-24 – NCEnterprises LLC: Rezone to create (2), 2-acre residential lots from PINs 018-0713-0213-003 (18.970-Ac) and 018-0713-0224-000 (40-Ac) near **N7119 North Shore Road** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance

R4538A-24 – Ricky & Erica Schneekloth (Lights on LLC): Rezone all of PIN 032-0815-1512-001 (2-Ac) at **N8844 South Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance.

R4539A-24 – J & K Strauss Trust: Rezone to create a 2-acre residential building site from PIN 030-0813-2622-001 (42.464-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4540A-24 – J & K Strauss Trust: Rezone to create (3), 1-acre residential building sites from PIN 030-0813-2714-000 (43.404-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4541A-24 – J & K Strauss Trust: Rezone to create a 13.5-acre Natural Resource zone from PIN 030-0813-2622-001(42.464-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2124-24 – Aaron & Conni J Pugh: Conditional use for an extensive onsite storage structure in an R-2 zone at **W1313 County Road CW** in the Town of Ixonia on PIN 012-0816-0411-003 (5.2-Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2125-24 – Aaron & Conni J Pugh: Conditional use to allow farm-type animals in an R-2 zone at **W1313 County Road CW** in the Town of Ixonia on PIN 012-0816-0411-003 (5.2-Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2126-24 – Gregg A & Diane E Brunclik: Conditional use for an addition to an existing extensive onsite storage structure in an R-2 zone at **N7568 Ceasar Road** on PIN 032-0815-3613-001 (9.08-Ac) in the Town of Watertown. This is in accordance with 11.04(f)2 of the Jefferson County Zoning Ordinance.

17. Planning and Development Department Update
18. Possible Future Agenda Items
19. Discussion on Upcoming Meeting Dates:
 - June 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
 - June 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063
 - June 24, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
 - July 12, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
 - July 18, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063
 - July 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
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 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.

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.