

**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, July 29, 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 meeting minutes from June 20, June 24, July 12, July 18
7. Communications
8. June Monthly Financial Report for Register of Deeds
9. July Monthly Financial Report for Land Information Office
10. July 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 2025 Salvage Yard Licenses
14. Discussion and Possible Action on 2025 Planning & Development Dept. Budget and Fee Schedule
15. Discussion and Possible Action on a lot line/zone adjustment at W5138 & W5180 Bark River Road, PIN 016-0514-0124-000 and 016-0514-0124-001 in the Town of Koshkonong
16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 18, 2024:

**R4544A-24 – Benjamin & Karen Kacheris:** Request for the A-3 zoned lot to be subdivided to create a 2.0-acre lot and a 1.0 acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002.

**R4545A-24 – Chris Heinecke:** Rezone approximately 1.6 acres to be added to existing 2.0-acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005.

**R4546A-24 – R&W Ventures LLC:** Rezone to create a 3.3-acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

**R4547A-24 – R&W Ventures LLC:** To create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 0110-0615-3214-000.

**R4548A-24 – Michael Braatz:** Rezone to create a 2.0-acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. Property is owned by John A & Nancy C Braatz Trust.

**R4549A-24 – Courtney Dunkelberger:** Rezone a 1.1-acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. Owners are Daniel & Melanie Dunkelberger.

**CU2131-24 – Ryan & Nicole Meyers:** Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in R-2 at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003.

**CU2130-24 – Todd Crawley & Jennifer Blossom:** Conditional use to expand from 20 dogs to 40 dogs in an A-3 at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002.

17. Planning and Development Department Update

18. Possible Future Agenda Items

19. Discussion on Upcoming Meeting Dates:

August 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

August 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

September 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

September 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

September 30, 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](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.