

**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, October 28, 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 September 30, October 11, October 17
7. Communications
8. September Monthly Financial Report for Register of Deeds
9. October Monthly Financial Report for Land Information Office
10. October 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
  - e. Whitewater Solar Project
12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on R4492A, Stanley A Hansen Trust, which was previously tabled. The petition is to create an approximately 1.3-acre A-3 lot on PIN 030-0813-2311-000 on Island Church Road in the Town of Waterloo.
14. Discussion and Possible Action on Zoning Ordinance Text Amendments for Solar Energy System Regulations
15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2024:

**R4558A-24 –Nancy Hinz:** Rezone to create a 2-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**R4559A-24 –Nancy Hinz:** Rezone A-1 to N to create a 17.9-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**R4560A-24 – Schumacher Trust:** Rezone to create two 2-acre lots from property at **N6023 Wright Road** in the Town of Farmington, PIN 008-0715-1912-000 (15 ac).

**R4561A-24 – Jonathan Schrock:** Rezone all of 012-0816-0841-004 (13.946 ac). to create a lot for single family home near W1731 **Gopher Hill Road** in the Town of Ixonia.

**R4562A-24 – Gerald & Jean Wockenfuss Trust:** Rezone to create a 3.472-acre lot at **W1541 Gopher Hill Road** in the Town of Ixonia, PIN 012-0816-0931-000 (39.26 ac).

**R4563A-24 – Jeffrey and Rebecca Weber:** Rezone .9 acres from PIN 014-0615-0441-002 (37.893 ac). to add to Lot 1 (CSM 6331) to create a 2-acre lot at **N4614 Paradise Road** in the Town of Jefferson, PIN 014-0615-0441-000 (1.171 ac).

**R4564A-24 – Richard A. and Janice C Flees Trust:** Rezone to create a 3.4-acre net lot (farm consolidation) and two 2.0-acre net lots at **W2185 US Highway 18** in the Town of Sullivan, PINs 026-0616-0641-000 (28.20 ac) and 026-0616-0641-001 (18 ac).

**R4565A-24 – Kenneth B and Christine A Thomas:** Rezone to create two 1.0-acre net lots north of **N2860 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-000 (30 ac).

**CU2134-24 –OneEnergy Development LLC:** Conditional Use to allow a solar electric generation facility near **Airport Rd & Wood Lane** in the Town of Waterloo, PIN 030-0813-3241-000 (46.540 ac). Property is owned by Frederick W & Jeanette B Huebner Trust.

16. Planning and Development Department Update
17. Consider motion to convene in closed session pursuant to Wis. Stat. s. 19.85(1)(g) for the purposes of conferring with legal counsel who, either orally or in writing, will advise the government body on strategy to be adopted with respect to current litigation – Defend Town Plans, U.A. v. Jefferson County Board of Supervisors 23AP1996.
18. Reconvene in open session for discussion and possible action on items discussed in closed session.
19. Possible Future Agenda Items
20. Discussion on Upcoming Meeting Dates:
  - November 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - November 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - November 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
  - December 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - December 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - December 30, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
21. 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.