

**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, November 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--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hpi4pHd2y7-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 October 28, November 15, November 21
7. Communications
8. October Monthly Financial Report for Register of Deeds
9. October Monthly Financial Report for Land Information Office
10. November Monthly Financial Report for Zoning
11. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
  - c. Sinnissippi Solar
  - d. Whitewater Solar
  - e. Hackbarth Solar
  - f. Rock Lake Solar
12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia.
13. Discussion and Possible Action on an amendment to CU691 for Rosy-Lane Holsteins LLC on PIN 032-0815-2812-000 near W3855 Ebenezer Drive in the Town of Watertown. The proposed amendment is to construct an approximate 25,248 sq. ft. livestock housing facility without changing the total number of animal units. This is an ATCP 51 regulated facility.
14. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems.
15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 21, 2024:

**R4566A-24 – Mark D. & Eileen M. Lurvey Trust:** Rezone to create two 1-acre residential lots and rezone A-1 to N to create one 19.5-acre and one 15.3-acre parcel at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 and 004-0515-2731-017. This will require transferring all A-3 parcel splits from PINs 004-0515-2743-000 and 004-0515-2734-000 in the Town of Cold Spring. (38 ac).

**R4567A-24 – T & R Reeb Trust:** Rezone to create a 2-acre net residential lot west of **W4640 Fremont Road** from PIN 004-0515-1812-000 along with .14 acres to be rezoned and transferred to adjacent owner at W4640 Fremont Road in the Town of Cold Spring, PIN 004-0515-1812-003. (33 ac).

**R4568A-24 – Mary Burke:** Rezone to create two 2.0-acre lots at **N3981 County Road E** in the Town of Sullivan, PIN 026-0616-1423-000 (76 ac). The property is owned by Janice K. Blank Trust.

**R4569A-24 – Lydia Stiemke:** Rezone to create a 4.0-acre lot at intersection of **Rockdale Road & Woodside Road** in the Town of Sumner, PIN 028-0513-0624-000 (37 ac). The property is owned by Raymond G. Dalby.

**CU2135-24 – James & Tammy Roth:** Conditional Use to allow for a 986 sq. ft. extensive storage structure in R-2 zone to replace deteriorating shed at **W3111 Fairview Drive** in the Town of Jefferson, PIN 014-0615-0221-017 (.75 ac).

16. Planning and Development Department Update
17. Possible Future Agenda Items
18. Discussion on Upcoming Meeting Dates:
  - 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
  - January 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - January 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - January 27, 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.