

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, February 24, 2025
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

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 January 27, February 14, February 20
7. Communications
8. January Monthly Financial Report for Register of Deeds
9. February Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Hackbarth Solar
 - e. Whitewater Solar Project
 - f. Rock Lake Solar Project
11. Discussion and Possible Action on Resubmittal of the Oakland Hills Subdivision Preliminary Plat
12. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
13. Discussion and Possible Action on the yearly review of CU2058-20 – Paul E Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington, PIN 008-0715-0232-001.
14. Discussion and Possible Action on R4581A-24 to rezone 3.63-acres from A-1 to A-2 & CU2142-24 to allow for boarding, daycare, and retail business for dogs and other pets located at **N8668 County Road O**, PIN 030-0813-1723-001 (35.17 ac) in the Town of Waterloo. The petition was previously postponed on January 27, 2025.
15. Discussion and Possible Action on R4585A-24 to rezone from R-2 to Business for existing business zone along with conditional use petition CU2144-24 to update the existing conditional use CU1885-16 to allow for a parking lot and septic for the existing eating and drinking business located at **W6630 County Road B**, PIN 002-0714-1713-007 (1.75 ac) in the Town of Aztalan. The petition was previously postponed on January 27, 2025.
16. Discussion and Possible Action on Enforcement Actions at Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford
17. Discussion on Accessory Dwelling Units (ADU)
18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2025:

R4586A-25 – Christopher & Angelique Hebbe: Rezone from A-1 to A-3 to create an approximate 3-acre lot around the existing home and outbuildings at **W7952 County Road C** in the Town of Oakland, PIN 022-0613-2634-000 (40 ac).

R4587A-25 – Bark River Campground & Resort Inc.: Rezone .14-acres from A-2 to A-3 to be transferred to Lot 1 CSM 5537 from **W2340 Hanson Road** in Town of Sullivan, PIN 026-0616-3024-000 (1.108 ac).

CU2147-25 – Kemmeter’s Properties LLC: Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance.

CU2148-25– St Peter’s Evangelical Lutheran Church: Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac), in accordance with Sec. 11.04(f)9 of the zoning ordinance.

CU2149-25 – Michael R Brinkmann: Conditional Use to allow for a 2000 sq. ft., 25 ft. high extensive on-site storage structure in R-2 zone at **N4209 Pioneer Drive** in the Town of Sullivan, PIN 026-0616-0842-002 (1.60 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2150-25 – Matthew Barrett: Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2151-25 – Keith Bartholomew: Conditional Use to allow for a 1020 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac) in accordance with Sec. 11.04(f)2 of the zoning ordinance.

19. Planning and Development Department Update

20. Possible Future Agenda Items

21. Discussion on Upcoming Meeting Dates:

March 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

March 27, 7:00 p.m. – Public Hearing in Courthouse Room C2063

March 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

April 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

April 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

22. 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 C1021 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 accommodation 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.