

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, March 31, 2025

TIME: 8:30 a.m.

PLACE: Room C1021, County Courthouse, Jefferson WI

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Meeting ID: 271 159 818 17

Passcode: uv3kE9Fn

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 February 20, February 24, March 14
7. Communications
8. February Monthly Financial Report for Register of Deeds
9. March Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Whitewater Solar Project
 - e. Rock Lake Solar Project
11. Discussion and Possible Action on Petitions Presented in Public Hearing on March 27, 2025:
R4588A-25 & CU2152-25 –Arthur Krueger Trust: Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.), in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance.
R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.
R4590A-25 – David Rehm: Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.
R4591A-25 – Barry & Pauline Stephan: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.
R4592A-25 – Helen M Weihert: Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

R4593A-25 – Eric Gustafson: Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac)., in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

R4594A-25 & CU2153-25 –Arthur Krueger Trust: Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

CU2154-25 – Beer Cave Properties LLC: Conditional Use to allow for a barndominium in B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

CU2155-25– Gallitz Trust: Conditional Use to allow for a mineral extraction mining operation in A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

CU2156-25 – Anthony &Angela Caminata: Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance

CU2157-25 – Brummond Trust: Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

CU2158-25– CRW Company LLC: Conditional Use to allow for a landscape supply business in C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

CU2159-25 – David H Gorton: Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

12. Planning and Development Department Update
13. 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 litigation in which it is likely to become involved regarding rezone petition R4379A-2022
14. Reconvene in open session for discussion and possible action on items discussed in closed session.
15. Possible Future Agenda Items
16. Discussion on Upcoming Meeting Dates:
 - 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
 - May 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
 - May 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063
 - May 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

17. 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.jeffersoncountywisc.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.