

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

**Revised 4-23-2025*

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, April 28, 2025
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

[Join the Teams meeting now](#)

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 March 31, April 11, April 17
7. Communications
8. March Monthly Financial Report for Register of Deeds
9. April 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 lot line adjustment at W9035 County Road B, PIN 018-0713-0842-000 in the Town of Lake Mills owned by Twohig Trust
12. Discussion and Possible Action on The Preserve at Oakland Subdivision Preliminary Plat
13. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
14. Discussion and Possible Action on Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford
15. Discussion and Possible Action on Amending the Floodplain Ordinance
16. Discussion and Possible Action on Updating the County Comprehensive Plan and Farmland Preservation Plan to update the Town of Ixonia Farmland Preservation Area Map
17. Discussion and Possible Action on a Public Participation Plan for updating the County Comprehensive Plan and Farmland Preservation Plan Maps for the Town of Ixonia
18. Discussion on Accessory Dwelling Units (ADU)
19. Discussion and Possible Action on Petitions Presented in Public Hearing on April 17, 2025:

R4595A-25 – Yupeng Xiong: Rezone from A-1 to A-3 approximately 2.8-acres around the house and outbuildings at **N6319 Hilltop Lane** in the Town of Farmington, PIN 008-0715-1624-000 (34.950 ac), in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance.

R4596A-25 – Stefan Gieryn: Rezone from A-1 to A-3 to create a 1-acre residential lot at **N138 McMillen Road** in the Town of Koshkonong, PIN 016-0514-3433-001 (30.0 ac), in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance.

R4597A-25 – BKTK Properties LLC: Rezone from A-T to R-1 the 3.103-acre lot (CSM 6368, Lot 3) north of **N1046 Olson Road** in the Town of Sumner, PIN 028-0513-1943-057 (3.103 ac), in accordance with ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance.

R4598A-25 – Paul Oliver: Rezone from B to R-1 a 1.488-acre vacant lot at **W9298 US Highway 18** in the Town of Oakland, PIN 022-0613-0532-002 (1.488 ac), in accordance with ss. 22-122 – 22.132 of the Jefferson County Zoning Ordinance. Property is owned by Josh Huston and Stephanie Kind.

CU2160-25 – Trevor Knaack: Conditional Use to allow for a 2000 sq ft, 21 ft high extensive onsite storage structure for personal use in an R-2 zone at **N1587 Knaack Ct** in the Town of Koshkonong, PIN 016-0514-1514-028 (1.616 ac), in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance.

CU2161-25 – Bradley Danto: Conditional Use to allow for keeping dogs as household pets on a non-commercial basis in excess of two per premises in an R-1 zone locate at **W9018 Lakeview Drive** in the Town of Oakland, PIN 022-0613-0813-086 (.393 ac).

CU2162-25 – Dunneisen Sand and Gravel LLC: Conditional Use renewal of existing sand and gravel pit business at **W8215 US Highway 18** in the Town of Oakland, PIN 022-0613-1012-000 (34.263 ac), 022-0613-1013-000 (85.178 ac) & 022-0613-1011-001(18.985 ac), in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance.

20. Planning and Development Department Update

21. Possible Future Agenda Items

22. Discussion on Upcoming Meeting Dates:

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

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

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

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

23. 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.

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.