

## AGENDA

### JEFFERSON COUNTY BOARD MEETING

TUESDAY December 8, 2020 7:00 p.m.

Jefferson County Courthouse  
311 S. Center Avenue, Room 205  
Jefferson, WI 53549

Webinar OR YouTube Livestream

Register in advance for this webinar:

[https://zoom.us/webinar/register/WN\\_N2ghwZR3TQenotKF1KEwmQ](https://zoom.us/webinar/register/WN_N2ghwZR3TQenotKF1KEwmQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

1. **CALL TO ORDER**
2. **ROLL CALL BY COUNTY CLERK**
3. **PLEDGE OF ALLEGIANCE**
4. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
5. **APPROVAL OF THE AGENDA**
6. **APPROVAL OF OCTOBER 27, 2020 MEETING MINUTES**
7. **APPROVAL OF NOVEMBER 10, 2020 MEETING MINUTES**
8. **COMMUNICATIONS**
  - a. Zoning Committee – Notice of Public Hearing, December 17, 2020 (Page 1-2)
9. **SPECIAL ORDER OF BUSINESS**
  - a. Comprehensive Plan and Farmland Preservation Plan Public Hearing
  - b. Introduction of WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia – Joint Development Agreement (Page 3-11)
  - c. Introduction of Crawfish River Solar Project in the Town of Jefferson – Joint Development Agreement (Page 12-15)
10. **PUBLIC COMMENT**
11. **EXECUTIVE COMMITTEE**
  - a. Ordinance – Amending the Jefferson County Board of Supervisors Rules of Order 2020-2022 section 3.07.7 to authorize per diems for Aging and Disability Resources Center Advisory Committee and Nutrition Project Council members (Page 16-17)
12. **FINANCE COMMITTEE**
  - a. Resolution – Supporting an Increase in County Child Support Funding (Page 18-19)
  - b. Resolution – Authorizing self-insuring worker's compensation liability (Page 20-21)
13. **HIGHWAY COMMITTEE**
  - a. Resolution – Authorizing Highway Department equipment purchases (Page 22-25)
14. **PLANNING AND ZONING COMMITTEE**
  - a. Report – Approval of Petitions (Page 26)
  - b. Ordinance – Amending Official Zoning Map (Page 27)
15. **PUBLIC COMMENT** (General)
16. **ANNOUNCEMENTS**
17. **ADJOURN**

#### NEXT COUNTY BOARD MEETINGS

January 12, 2021  
7:00 P.M. – RM 205

# **NOTICE OF PUBLIC HEARING**

## **JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance, Requests for Conditional Use Permits and a Text Amendment and Update to Private Sewage Systems Ordinance Number 12.

**DATE:** Thursday, December 17, 2020

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**OR Via Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJIpOCgpj0tGdIxMNit7BLdWkp4d6z-TZul](https://zoom.us/join/zoom/register/tJIpOCgpj0tGdIxMNit7BLdWkp4d6z-TZul)

After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on December 17, 2020, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County, applications for conditional use permits and a text amendment and update to Private Sewage System Ordinance Number 12. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

### **FROM RESIDENTIAL R-1, SEWERED TO RESIDENTIAL R-2, UNSEWERED**

**R4283A-20 – Gregory Senft:** Rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

### **FROM RESIDENTIAL R-1 TO N, NATURAL RESOURCE**

**R4284A-20 – Gregory Senft:** Create an approximate 7-acre Natural Resource zone near **Rome Oak Hill Road** in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU2057-20 – Gregory Senft:** Conditional use to allow two horses in the proposed R-2 zone along **Rome Oak Hill Road** on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**  
**R4285A-20 – Stephen Seyer & Elizabeth Laing:** Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**FROM A-2, AGRICULTURAL & RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**  
**R4286A-20 – Dr. John Beltz/McFarlane Trust Property:** Create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-acre A-2 zone attached. The sites are in the Town of Aztalan on **County Road V**, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4287A-20 – Robert & Barbara Dugan:** Rezone to create a new 3-acre building site along **County Road E** in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac). Rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**  
**R4288A-20 – Dianne Owens & Paul Elliot:** Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2058-20 – Dianne Owens & Paul Elliot:** Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

**CU2059-20 –New Vision LLC:** Conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2060-20 – Dennis Jones:** Conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2061-20 – Steve & Dawn Sleaver:** Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2062-20 – Back Road Beef, LLC:** Conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2063-20 – Kevin Christianson:** Conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

#### **POWTS ORDINANCE TEXT AMENDMENT**

**R4282T-20 – Jefferson County:** Amendment and update to Private Sewage System Ordinance Number 12, last adopted on May 8, 2001. Please contact the Planning and Zoning Department for a complete copy of the proposed revised copy of the ordinance.



## JEFFERSON COUNTY BOARD

TO: Jefferson County Board of Supervisors

DATE: December 8, 2020

RE: We Energies Liquid Natural Gas (LNG) Facility – Town of Ixonia

We Energies proposes to construct and operate a new Liquid Natural Gas (LNG) facility and associated natural gas pipeline in the Town of Ixonia. The project site is near the intersection of Triangle Road and North Road. We Energies will purchase approximately 165 acres from a landowner and construct the LNG Facility on approximately 20 acres. The remaining 144 acres owned by We Energies will remain in its current land use of agricultural and wetland/floodplain. The purpose of the facility is to capture and store natural gas during the summer months, when natural gas usage is minimal. During the very cold days of the winter, the LNG facility will help ensure We Energies can provide its customers with natural gas.

The LNG facility will be connected to an adjacent natural gas pipeline. During the summer months, natural gas will slowly be pulled from the pipeline and transferred to the LNG facility through a new segment of natural gas pipeline. Once the natural gas (in its gas state) has reached the LNG facility, it will be cooled to -260°F, where it transitions to a liquid state. Once in a liquid state, the material will be stored on-site in a 150-foot-tall by 150-foot diameter storage tank. The material will be stored until the cold, winter months when it will be warmed and reintroduced into the main natural gas pipeline.

**Permitting and Regulatory Requirements:** Permitting requirements for an LNG facility include obtaining a Certificate of Authority (CA) from the Public Services Commission of Wisconsin (PSC). The CA review process includes a joint review of the proposal by the PSC and DNR. The CA reviews all aspects of the project including, but not limited to: environmental, social and economic impacts; needs and costs assessment, impact to We Energies and their customers. PSC staff and DNR staff gather facts pertaining to the proposed development, which are then reviewed by the PSC Commissioners. PSC Commissioners approve, conditionally approve or deny the CA.

In addition to the CA from the PSC, the proposal is required to obtain permits and approvals from local jurisdictions, including a Conditional Use Permit (CUP) from the Jefferson County Planning and Zoning Committee. On November 11, 2020, the Planning and Zoning Committee conditionally approved the CUP for this project. Conditions of the approval include obtaining a CA from the PSC and executing a Joint Development Agreement with the Town of Ixonia and Jefferson County.

The project will also be designed and required to meet all State and Federal codes regulating pipelines and associated facilities.

**Overview of Project:** We Energies proposes to purchase 165 acres and develop approximately 20 acres with an LNG facility. The LNG facility will include a new natural gas pipeline segment and structures including a 150-foot-tall by 150-foot diameter storage tank.

As part of the project, We Energies is proposing a new underground electrical distribution line to power the LNG facility. The line will begin at the Concord substation located on County Road E and run east and be located in the road right of way.

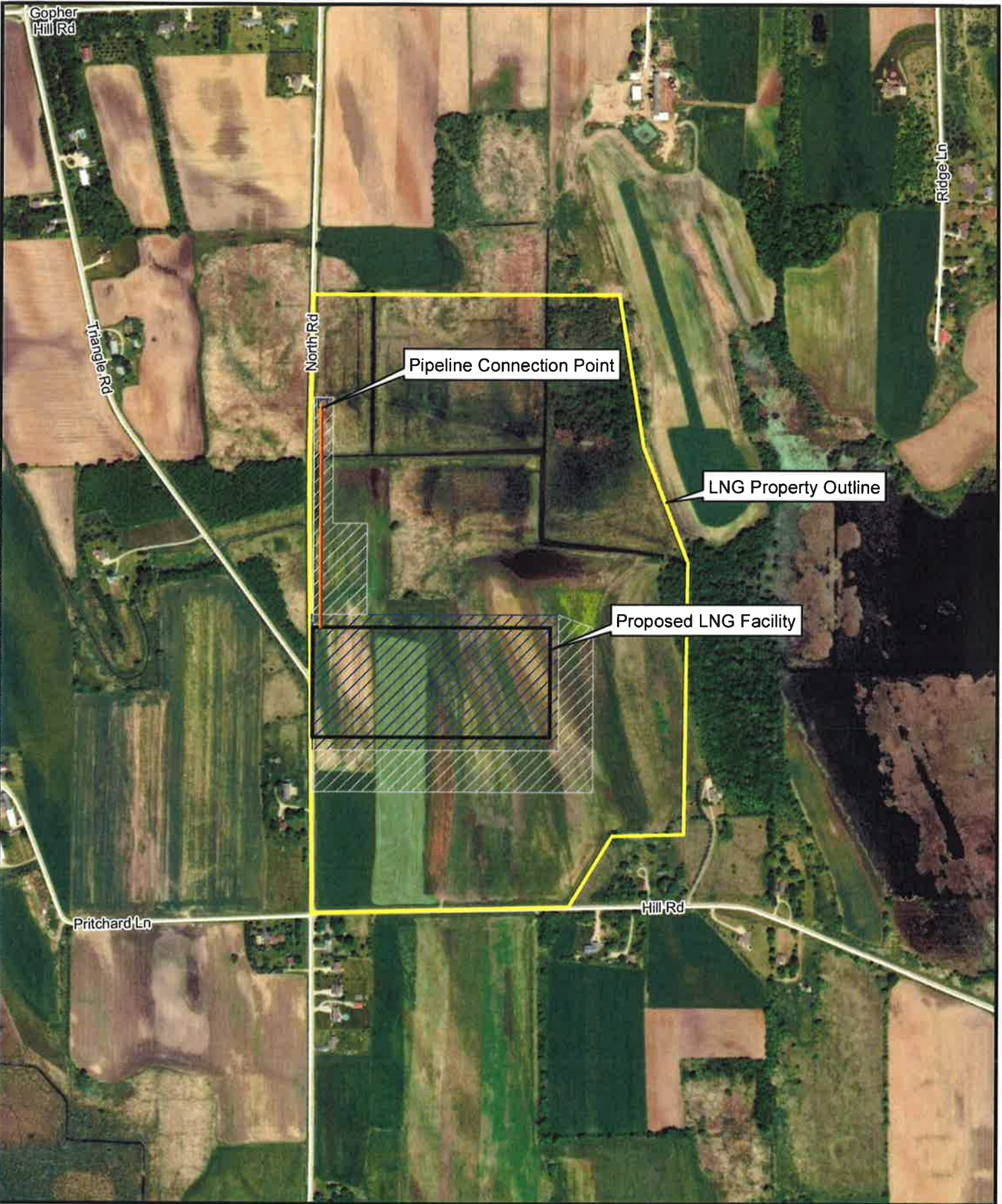
Included in the application is a Spill Prevention Control and Countermeasure Plan, Sound Study, grading and landscape plans and a Safety Regulations and Overview Plan.

**Joint Development Agreement:** One of the conditions for the CUP approval is that the developer enter into a Joint Development Agreement with the Town of Ixonia and Jefferson County. The Joint Development Agreement will be reviewed by the Executive Committee, with final action from the County Board.

Please contact the Zoning Department for copies of the CUP and materials.



Path: Z:\Clients\ENR\WEC\115549\_LNG\Studies\Geospatial\DataFiles\ArcDocs\ICA\_Maps\IV\_IV\_I\_AppA\_Ixonnia.mxd 5/29/2020  
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- |                       |               |
|-----------------------|---------------|
| Proposed LNG Facility | Local Streets |
| LNG Property Outline  | Inlet Pipe    |
| Permanent Impacts     | Outlet Pipe   |
| Temporary Impacts     |               |



Figure A-2  
Proposed Ixonnia  
LNG Facility









DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE  
CONDITIONAL USE PERMIT

**DRAFT**

**I. FINDINGS OF FACT:**

Petition # CU2053-20 Township: Ixonia  
Site Inspection Date: 10/9/2020 Hearing Date: 10/22/2020  
Petitioner Name: We Energies  
Property Owner(s): Griebenow Dairy Farms LLC & Dale A/Jeanine A Griebenow  
Property Location: Near the intersection of North Rd and Triangle Rd

**CONDITIONAL USE REQUEST:** For a liquefied natural gas (LNG) facility (utility) in an A-1 zone located on 164.5-ac owned by We Energies, with the footprint of the facility being approx. 20-ac.

**PARCEL(S)(PIN#):** 012-0816-1521-000 & -1522-000 012-0816-1523-000  
012-0816-1524-000 012-0816-1033-000 012-0816-1034-000

**ADJACENT LAND USE:** R-2, Residential-Unsewered; A-1, Exclusive Ag; A-3, Ag/Rural Residential

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

-See application for listing of all PIN's -Proposed CSM to divide and create Parcel  
-See attached CU2053 Notes/FOF

**TOWN BOARD RECOMMENDATION** 9/14/2020 ☒ Approval ☐ Denial ☐ Postponed ☐ No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

**II. CONCLUSIONS**

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED CONDITIONAL USE ☒ Complies ☐ Does Not Comply  
FOR THE FOLLOWING REASONS: See attached

**III. ORDER & DETERMINATION**

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Matt Foelker 2<sup>nd</sup> by: Steve Nass Vote: 4-1 Date: 11/11/2020  
Motion by Supervisor Foelker, seconded by Supervisor Nass to approve conditional use CU2053-20 as presented and based upon the application, supporting materials and testimony presented in public hearing of October 22, 2020 and information on file in the Jefferson County Planning and Zoning Department. The motion passed, 4-1, with Supervisor Zastrow opposed. See attached for a complete listing of conditions.

We Energies' Proposal for a Liquified Natural Gas Facility located in the Town of Ixonia, Jefferson County

**During the Planning and Zoning Committee Decision Meeting on November 11, 2020, the Committee reviewed the following items and provided responses.**

In order for the Committee to approve the petition, the Committee must find that the Application and other properly submitted material meets the requirements of section 91.46 (1) and (4) Wis. Stats., and the County Zoning Ordinance to permit a utility in an A-1 zoning district.

Conditional Uses in a farmland preservation zoning district (s. 91.46 (1) and (4) Wis. Stats.):

- Section 91.46 (1) Wis. Stats. allows: Transportation, communication, pipeline, electrical transmission, utility, or drainage use that qualifies under §91.46(4) of the Wisconsin Statutes.
- Section 91.46 (4) Wis. Stats. states that the above uses qualify for the purposes of s 91.46 (1)(f) if the political subdivision determines that all of the following apply:

- (a) The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.

**RESPONSE:** The Committee determined that the proposed use met the definition of a pipeline and utility. The proposed use and its location are consistent with the purposes of the farmland preservation zoning district because it minimizes non-agricultural development for the rest of the property. Twenty acres would be taken out of production; the remaining 144.5 acres are being preserved for agricultural purposes.

- (b) The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

**RESPONSE:** The proposed use and location are adjacent to the existing pipeline in the area and therefore reasonable and appropriate considering alternative locations which are not adjacent to the existing pipeline. The petitioner, We Energies, considered other locations and determined this location to be the most suitable.

- (c) The use is reasonably designed to minimize conversion of land, at and around the site of the use, from agricultural use or open space use.

**RESPONSE:** The design minimizes the loss of agricultural land. The remaining 144.5 acres of A-1 zoned land will continue to be used for agricultural purposes.

- (d) The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

**RESPONSE:** The remaining 144.5 acres that is not used for the LNG project has been preserved for agricultural use.

- (e) Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

**RESPONSE:** Construction damage will be minimal. A list of conditions will be included in the joint development agreement to repair all construction damage and allow the remaining 144.5 acres to be used for agricultural.

The Jefferson County Zoning Ordinance and section 59.69 (5e) Wis. Stats. requirements:

Jefferson County Zoning Ordinance section 11.05(a)2: Review. The Committee shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and

circulation, drainage, sewerage and water systems, and the proposed operation. Conditional uses shall be reviewed to be consistent with the Agricultural Preservation and Land Use Plan.

**DRAFT**

**RESPONSE: The Planning and Zoning Committee inspected the site and reviewed the application and supporting materials to consider all of the provisions under 11.05(a)2.**

Jefferson County Zoning Ordinance section 11.05(a)6: Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards, shall be required of all conditional uses.

**RESPONSE: The application and supporting materials provided information regarding all of the provisions under 11.05(a)6. The proposal includes a minimal area to which the Shoreland Ordinance applies. The Floodplain Ordinance has been addressed by the petitioner by applying for a Zoning and Land Use Permit. The Planning and Zoning Director has determined that the proposed use complies with all other provisions of the County Zoning Ordinance and Floodplain Ordinance.**

Jefferson County Zoning Ordinance section 11.05(a) 3. Approval or Denial (Wis. Stat. s. 56.69 (5e))

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions imposed by the County Planning and Zoning Committee, the County shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

**RESPONSE: The Jefferson County Corporation Counsel explained to the satisfaction of the Planning and Zoning Committee that State law requires findings to be based on substantial evidence and further explained to the Committee the definition of substantial evidence.**

b. The requirements and conditions described under 3.a. above must be reasonable and, to the extent practicable, measurable and may include conditions such as the permits duration, transfer or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use permit are or shall be satisfied, both of which must be supported by substantial evidence.

**RESPONSE: The Planning and Zoning Director confirmed that the Planning and Zoning Office had received a complete application for conditional use before scheduling the public hearing, signed by the property owners on July 7, 2020 and by the Petitioner, We Energies, on June 29, 2020. The applicant included the appropriate filing fee with the application. Town approval of September 14, 2020 was also received into the record.**

If approved, the Committee must address each of the following conditions and determine if a condition shall be imposed, if the condition category is not applicable, etc. (11.05(a)5):

- **Permit duration – No time limit is imposed; however, the facility must be removed if its intended use is discontinued. If the buildings are proposed to be re-used after the life of the project, then approval will be required for the new use.**
- **Landscaping – A landscaping plan is included in the application; no additional requirements.**
- **Architectural Design – Architectural design is included in the application; no additional requirements.**
- **Type of Construction – The type of construction is in the application; no additional requirements.**
- **Construction commencement and completion dates – Construction dates are in the application and discussed during the public hearing; no additional requirements.**
- **Sureties - Sureties will be addressed in the Joint Development Agreement. The requirements for bonding will also be addressed in the Joint Development Agreement.**
- **Lighting – A lighting plan was discussed in public hearing and shown in the application. Minimal lighting necessary to the proposed use is required.**
- **Fencing – Fencing shall be as proposed in the application.**



- Screening – **Six-foot-high evergreen and shade trees are proposed and shall be planted; no additional requirements.**
- Operation control – **Operation control shall be as detailed in the application and in public hearing.**
- Hours of operation – **Hours of operation will be 24 hours per day, 7 days per week.**
- Improved traffic circulation- **The applicant shall work with the Town to address traffic circulation issues and concerns.**
- Deed restrictions – **No deed restrictions are applicable to this project.**
- Highway access restrictions –**Highway access restrictions shall be covered in the Joint Development Agreement; it was noted that the proposal is on a Town road.**
- Increased yards (setbacks) – **The use must meet State and Federal setback requirements and all County Zoning setback requirements.**
- Parking requirements – **No additional requirements.**
- Any other conditions necessary to fulfill the purpose and intent of the Ordinance:
  - **A floodplain permit must be obtained from the Zoning Department**
  - **There shall be no residential development on the remaining 144.5 acres zoned A-1**
  - **Execution of a Joint Development Agreement among We Energies, Town of Ixonia and Jefferson County**
  - **A Certificate of Authority (or other approval as necessary) shall be obtained from the Public Service Commission of Wisconsin**
  - **It is noted that the Conditional Use Permit is approved as presented in the complete application, consideration of comments at public hearing on October 22, 2020, consideration of written public comments, and all other supporting information on file in the Jefferson County Planning and Zoning Department.**



## JEFFERSON COUNTY BOARD

TO: Jefferson County Board of Supervisors

DATE: December 8, 2020

RE: Crawfish River Solar LLC

Crawfish River Solar LLC (Crawfish) proposes to construct, install, operate and maintain a 75-megawatt (mg) solar electric generation facility located directly west of the City of Jefferson and located completely within the Town of Jefferson. The project is primarily located within the boundary of US Highway 18, County Road G, County Road J and State Road 89. The development will include the construction of a new substation located on US Highway 18 and will tie into the existing ATC-owned Jefferson substation near the intersection of State Road 89 and County Road Q. Crawfish will lease approximately 700 acres from participating landowners and the solar development will occur on approximately 450 acres. Crawfish is being developed by Ranger Power, LLC, who specializes in utility scale solar development projects.

Crawfish will be located adjacent to Badger State Solar, LLC (Badger). Badger is a 149-megawatt solar electric generation facility that is also being developed by Ranger Power. Badger is located in both the Town of Jefferson and the Town of Oakland. Badger has previously received a Certificate of Public Convenience and Necessity from the Public Service Commission of Wisconsin and entered into a Joint Development Agreement with the affected Towns and Jefferson County.

**Regulatory Requirements:** Permitting requirements for solar electric generation facilities are determined by the size of the project. If a project is under 100 MG, then local ordinances and permitting requirements remain in effect. In addition to local permitting, the project is required to obtain a Certificate of Authority (CA) from the Wisconsin Public Service Commission. If a project is over 100 MG, then it is required to obtain a Certificate of Public Convenience and Necessity (CPCN) from the Wisconsin Public Service Commission. In the case of a CPCN project, local ordinances are preempted, and the developer is not required to obtain local approvals. Both processes (CA and CPCN), include a joint review of the application and materials by the PSC and DNR.

**Permitting Requirements for Crawfish:** Crawfish is proposed at 75 MG and is in the application process with the PSC for a CA. In addition, Crawfish was required to apply for and obtain a Conditional Use Permit (CUP) from Jefferson County. Through the Jefferson County Zoning Ordinance, the Planning and Zoning Committee reviews and approves or denies a CUP. On November 30, 2020, the Planning and Zoning Committee conditionally approved the CUP for Crawfish.

**Overview of Project:** Crawfish is a 75 MG solar development leasing approximately 700 acres with 450 acres developed. Included with this memo is an overview map showing the general project area. The project has an anticipated lifespan of 30-40 years, but is dependent on the technology, efficiency and cost of the solar products. The project will utilize approximately 205,000, 78 inches by 39 inches, solar panels. Solar panels will be mounted on beams that are

driven into the soil with a maximum height of 13 feet. Once the energy has been collected through the solar panels, it will be transferred to an inverter. There will be approximately 24 inverters throughout the project. The project will utilize approximately 13 miles of underground collector circuits which will transfer the energy from the solar panels to the proposed substation.

After construction, the area will be planted with prairie style grasses that will be determined at a later date. A complete vegetation management plan was included in the CUP. The project will be fenced with a woven wire (deer exclusion) type fence. The project substation will be fenced in accordance with local, state and federal codes and will require a seven to eight-foot-high chain link fence. The project will include access roads, both internally and externally and may enter into an agreement with Badger to utilize its access roads.

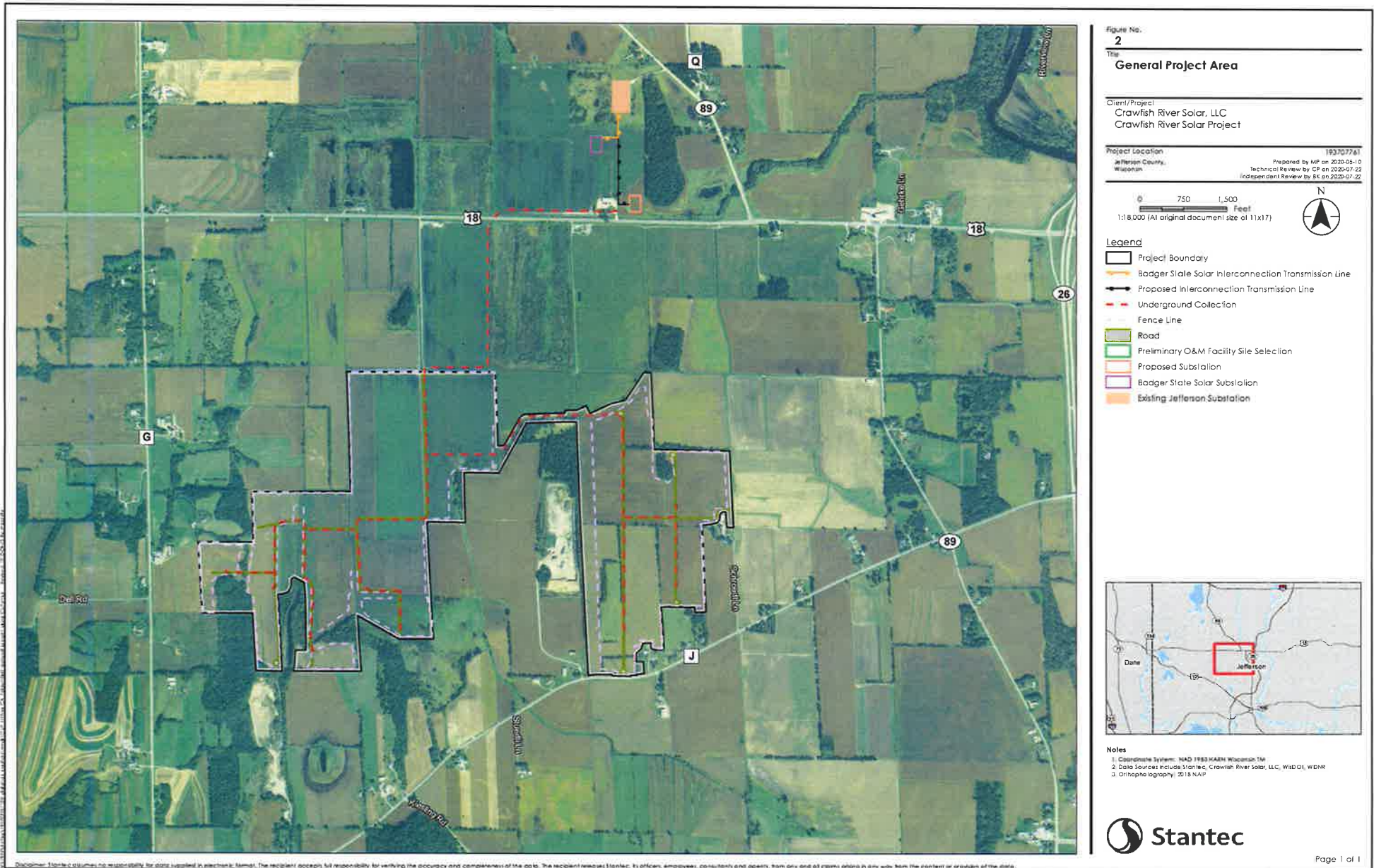
Crawfish proposes a decommissioning plan which can be found in the CUP application. At the end of the useful life of the facility, decommissioning will begin within 12 months of the facility's cease of operation. Decommissioning will include the reuse, resale or recycling of the facilities equipment. The landscape will be restored to its pre-construction condition and land use. The decommissioning risk increases over time. Due to the projects expense and value, years 1-15 have a very low decommissioning risk or probability. At year 15, decommissioning is reevaluated and Crawfish will post a performance bond, letter of credit or cash as required in the Decommissioning Plan.

**Joint Development Agreement:** The Planning and Zoning Committee conditionally approved the CUP with two main conditions: (1) The project must obtain a Certificate of Authority from the Public Service Commission and (2) The project must execute a Joint Development Agreement with the Town of Jefferson and Jefferson County.

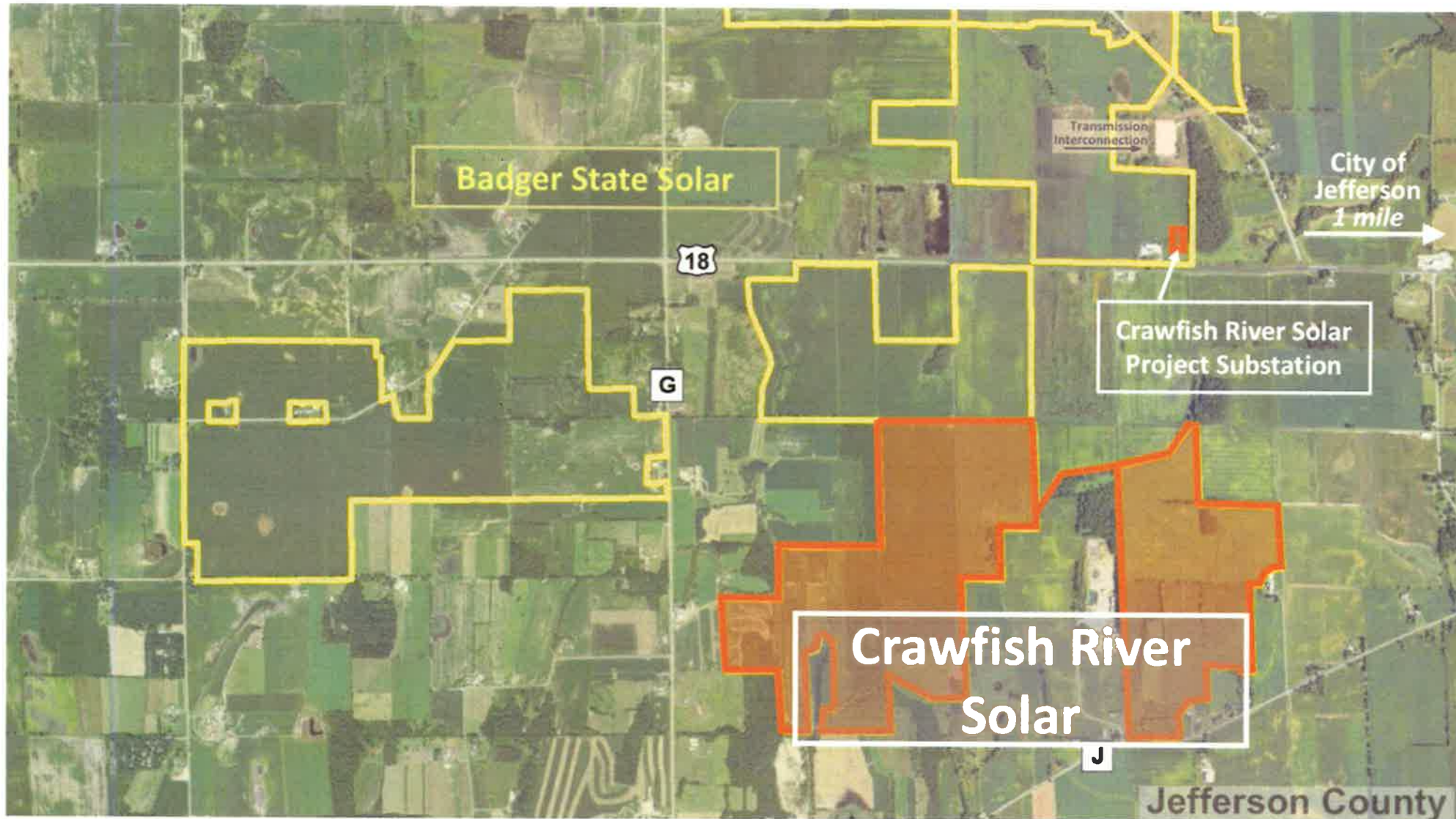
Project Website Hosted by Ranger Power: <https://www.crawfishriversolar.com/>

Please contact the Zoning Department for copies of the CUP and materials.









**ORDINANCE NO. 2020-\_\_**

**Amending the Jefferson County Board of Supervisors Rules of Order 2020-2022 section 3.07.7 to authorize per diems for Aging and Disability Resources Center Advisory Committee and Nutrition Project Council members**

Executive Summary

Jefferson County created an Aging and Disability Resource Center which has a 7 member advisory committee consisting of 1 County Board Supervisor and 6 members of the public. The duties of the Advisory Committee are to provide information and services to assist older adults and people with disabilities and oversee other Wisconsin Aging programs on behalf of Jefferson County. Jefferson County also created a Nutrition Project Council to oversee the Senior Nutrition Program which has a 6 member advisory committee consisting of all public members. The purpose of these bodies is to advise the Human Services Board as needed. Appointments of public members are made by the Human Services Board, subject to confirmation by the County Board of Supervisors. The Jefferson County Board of Supervisors Rules of Order 2020-2022 section 3.07.7 authorizes mileage reimbursement to public members, but does not authorize a per diem. This Ordinance amendment amends section 3.07.7 of the Jefferson County Board of Supervisors Rules of Order 2020-2022 to authorize per diem payments in addition to mileage reimbursement to public members of the Aging and Disability Resource Center Advisory Committee and the Nutrition Project Council.

The Human Service Board and Executive Committee considered whether or not per diem payments should be authorized for public members of the Aging and Disability Resource Center Advisory Committee and the Nutrition Project Council and decided that per diem payments should be authorized. The Jefferson County Human Services Board considered this Ordinance amendment at its meeting on November 10, 2020, and recommended forwarding to the County Board for approval. The Jefferson County Executive Committee considered this Ordinance amendment at its meeting on November 20, 2020, and recommended forwarding to the County Board for approval.

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THE COUNTY BOARD OF SUPERVISORS OF JEFFERSON COUNTY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 3.07.7 of the Board of Supervisors Rules of Order 2020-2022 is amended as follows:

3.07 RULES OF COUNTY BOARD STANDING COMMITTEES.

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7. Except as provided herein, the members of all County Board standing committees may receive a per diem, meeting fees, mileage, and reimbursed expenses as authorized by the County Board Rules. This shall include **members of groups created under Chapter 46 of the Wisconsin**



**Statutes and** county representatives on lake district boards, consortiums, committees, boards, commissions or other bodies where appointments are made by the County Administrator, County Board Chair or County Board pursuant to law or intergovernmental agreements. ~~With the exception of members of the Human Services Board, members of groups created under Chapter 46 of the Wisconsin Statutes shall be entitled to mileage as paid to standing committees of the County Board.~~ Members of the Traffic Safety Commission who are receiving pay from a governmental entity during such meeting shall not be entitled to a meeting fee or mileage for such Traffic Safety Commission meeting. [Am. 03/09/04, Ord. 2003-40; 06/08/04, Ord. 2004-08; 04/15/08, Ord. 2008-03; 03/09/10, Ord. 2009-24; Ord. No. 2015-01, 04/21/2015; Ord. No. 2016-20, 02/14/17; Ord. No. 2018-01, 04/17/2018]

Section 2. This ordinance shall be effective after passage and publication as provided by law.

*Fiscal Note: The state and federal allocations for the Aging and Disability Resource Center and the Nutrition Project Council provide sufficient funds for Committee members to be paid a per diem. The revenue associated with these Committees and per diems have been included in the 2021 budget.*

*Procedural Note: This ordinance amendment amends the Jefferson County Board of Supervisors Rules of Order 2020-2022 and as such, Board Rule 3.10 requires that amendments to these rules of order may be made by a two-thirds vote of the members attending the Board meeting. Proposed amendments shall be introduced at a session of the Board and laid over until the next regular session before action is taken. The rule pertaining to amendments may be suspended only upon unanimous consent of the Board members attending such meeting.*

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Referred By:  
Human Services Board  
Executive Committee

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: 

12-10-19

## **RESOLUTION NO. 2020-\_\_**

### **Supporting an Increase in County Child Support Funding**

#### Executive Summary

The Jefferson County Child Support Agency administers the Child Support Enforcement Program in Jefferson County on behalf of the State of Wisconsin. The program provides services to Jefferson County residents which include paternity establishment, child support enforcement, establishment of health insurance orders for dependent children, and the enforcement and modification of these orders. State funding for county child support enforcement services has failed to keep up with county agency costs which have steadily increased due to growing caseloads, inflation, and new federal regulations. This resolution requests the State of Wisconsin to increase state funding for county child support agencies by \$4 million in General Purpose Revenue for each fiscal year of the 2021-23 Wisconsin state budget, which will generate approximately \$7.7 million in additional federal matching funds each year. This investment will ensure that Wisconsin counties can continue to effectively provide economic support to Wisconsin children. The finance committee considered this resolution at its meeting on December 3, 2020, and recommended forwarding to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution; and

WHEREAS, children's well-being, economic security and success in life are enhanced by parents who provide financial and emotional support; and

WHEREAS, County child support agencies collected \$935 Million in child support during 2019 and established 98,405 health insurance orders for Wisconsin children; and

WHEREAS, the Jefferson County Child Support Agency provides services to children as well as custodial and non-custodial parents that reduce child poverty rates, establish parental rights, and promote the involvement of both parents in the lives of their children; and

WHEREAS, the economic security and social services programs provided by Jefferson County's Child Support Agency are needed by Wisconsin children and families now more than ever due to the economic downturn caused by COVID-19; and

WHEREAS, State funding for child support services has failed to keep up with county child support agency costs, which have steadily increased due to growing caseloads, inflation, and new federal regulations; and

WHEREAS, Wisconsin's Child Support Enforcement Program has fallen from 2<sup>nd</sup> in the nation for collecting current support to 5<sup>th</sup>; and

WHEREAS, Wisconsin's decreased performance has led to the state losing out on an estimated \$70,000 in potential federal incentive payments between Calendar Year 2019 and 2020; and

WHEREAS, an abrupt federal interpretation change in June 2019 eliminated \$4.2 million in federal birth cost recovery match funds for Wisconsin; and

WHEREAS, Wisconsin's strong performance in child support enforcement is at risk without additional state funding, which will result in additional reductions in federal funding for Wisconsin; and

WHEREAS, decreased federal funding results in less funding for the Jefferson County Child Support Agency which could lead to reductions in child support enforcement staff and services, and reduced child support collections; and

WHEREAS, new state investments in child support are amplified by a generous federal match with every \$1 of state General Purpose Revenue invested in the Child Support Program generating roughly \$2 in federal matching funds; and

WHEREAS, Wisconsin's Child Support Enforcement Program is incredibly cost-effective, collecting an average of \$6.20 in support for every dollar invested in the program.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors requests that the State of Wisconsin funding for county child support agencies be increased by \$4 million in General Purpose Revenue funds for each fiscal year of the 2021-23 Wisconsin state budget, which will generate approximately \$7.7 million in additional federal matching funds each year to ensure that Wisconsin counties can continue to effectively provide economic support to Wisconsin children through the Child Support Enforcement Program.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded by the County Clerk to Governor Tony Evers, the Wisconsin Counties Association, and Jefferson County's Legislative Representatives with the request that they assist in this endeavor.

*Fiscal Note: This resolution has no fiscal impact.*

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Referred By:  
Finance Committee

12/08/2020

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: 



## RESOLUTION NO. 2020-\_\_

### Reauthorizing self-insuring worker's compensation liability

#### Executive Summary

Jefferson County is self-insured for worker's compensation instead of having an outside insurance provider. Every three years the County must file a resolution to self-insure with the Department of Workforce Development. The County works with an insurance consultant to determine if there is cost savings to the County to continue self-insuring worker's compensation liability. The estimated cost per year for Jefferson County to purchase worker's compensation insurance would be \$527,633, or \$1,582,899 for three years. From 2017 through 2019 the County spent \$426,649 on claims, administration costs and excess premiums. This resolution authorizes the continuation of the self-insured worker's compensation program that is currently in effect. The Finance Committee considered this resolution at its meeting on December 3, 2020, and recommended forwarding to the County Board for approval.

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WHEREAS, the executive summary is incorporated into this resolution, and

WHEREAS, Jefferson County is a qualified political subdivision of the State of Wisconsin, and

WHEREAS, the Wisconsin Worker's Compensation Act (Act) provides that an employer covered by the Act either insure its liability with worker's compensation insurance carriers authorized to do business in Wisconsin, or be exempted from insuring liabilities with a carrier by assuming the responsibility for its own worker's compensation risk and payment, and

WHEREAS, the State and its political subdivisions may self-insure worker's compensation without a special order from the Department of Workforce Development if they agree to report faithfully all compensable injuries and agree to comply with the Act and rules of the Department, and

WHEREAS, a resolution to self-insure must be filed with the Department every three years.

NOW, THEREFORE, BE IT RESOLVED that Jefferson County shall continue its self-insured worker's compensation program in compliance with Wisconsin Administrative Code DWD 80.60(3), and

BE IT FURTHER RESOLVED that:

- (1) The County Board shall provide for the continuation of the self-insured worker's compensation program that is currently in effect.
- (2) Audrey McGraw, County Clerk, is authorized to forward a certified copy of this resolution to the Worker's Compensation Division, Wisconsin Department of Workforce Development.

- (3) The County Administrator is directed to sign a certified copy hereof in accordance with Wisconsin Administrative Code DWD 80.60 (3)(b).

*Fiscal Note: The County has self-insured worker's compensation liability since 1981. The average annual cost of this program fluctuates each year. The County's cost was approximately 27% of conventional insurance when last priced by the County's insurance consultant in 2020. This cost is included in the 2021 budget.*

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Referred By:  
Finance Committee

12-08-20

REVIEWED: County Administrator ; Corporation Counsel ; Finance Director 

## RESOLUTION NO. 2020-\_\_\_\_\_

### Authorizing Highway Department equipment purchases

#### Executive Summary

Bids were solicited by the Highway Department for 4 skid steers, 1 dozer tractor, 1 asphalt paver, and 1 excavator. The bids received are summarized in an attachment to this resolution. The Highway Committee determined that the following are the lowest responsible bids: 4 skid steers from Midstate Equipment; one (1) dozer tractor from Fabick; 1 excavator from Aring Equipment, and 1 asphalt paver from Fabick. This resolution authorizes the Jefferson County Highway Department to purchase the equipment at the costs indicated in this resolution. The Highway Committee considered this resolution at its meeting on December 1, 2020 and recommended forwarding to the County Board for approval.

WHEREAS, the Jefferson County Highway Committee is authorized by the Jefferson County Board of Supervisors to receive bids for the purchase of Highway Department equipment, and

WHEREAS, bids were solicited for four (4) skid steer tractors, one (1) dozer tractor, one (1) excavator, and one (1) asphalt paver, which were opened on November 18, 2020, and

WHEREAS, the bids were reviewed by the Highway Department staff and the Highway Committee. After reviewing factors including the bid prices, quality of equipment, testing equipment, servicing of equipment, warranty values, and potential trade values, the Highway Committee made the following recommendations for purchase based on the determination that the vendors listed below are the lowest responsible bidders:

#### **Skid Steers (4)**

<b>Dealer:</b>	<b>Midstate Equipment</b>
<b>Models:</b>	2021 Bobcat S770/T770
<b>Bid:</b>	<b><u>\$220,262.00</u></b>
<i>Net Bid (After Trades)</i>	<i>\$130,262.00 total for 4 Skid Steers</i>

#### **Dozer Tractor (1)**

<b>Dealer:</b>	<b>Fabick – Cat</b>
<b>Model:</b>	2021 Caterpillar D3
<b>Bid:</b>	<b><u>\$139,000.00</u></b>
<i>Net Bid (After Trade)</i>	<i>\$91,000.00</i>

#### **Excavator (1)**

<b>Dealer:</b>	<b>Aring Equipment</b>
<b>Model:</b>	2020 Volvo ECR145

**Bid:** \$166,875.00  
*Net Bid (After Trades)* \$56,825.00

**Asphalt Paver (1)**

**Dealer:** **Fabick - Cat**  
**Model:** Cat AP100F  
**Bid:** \$407,000.00  
*Net Bid (After Trade)* \$400,000.00

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Highway Department is authorized to purchase 4 skid steers from Midstate Equipment; 1 dozer tractor from Fabrick; 1 excavator from Aring Equipment; and 1 asphalt paver from Fabick at the above listed prices, based on each vendor being the lowest responsible bidder.

*Fiscal Note: The Highway Department will accept the trade values from the existing vendors if it is not able to sell the equipment at auction for a higher value. Funding for these purchases comes from the Highway Department Equipment Operations Cost Center 53241.*

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Referred By:  
Highway Committee

12-08-2020

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: 



# Jefferson County Highway Department Equipment Bid Summary (2020, 2021)

## 2020 Equipment Bids

### Skid Steer (Wheel) - 2 Units

<u>Dealer</u>	<u>Model</u>	<u>Bid</u>	<u>Trade</u>	<u>Net Bid</u>
Fabick	Cat 272D3	\$53,165/ea	\$57,000	\$49,330
*Midstate	Bobcat S770	\$51,184.50/ea	\$60,000	<b>\$42,369</b>

### Skid Steer (Track) - 2 Units

<u>Dealer</u>	<u>Model</u>	<u>Bid</u>	<u>Trade</u>	<u>Net Bid</u>
Fabick	Cat 299D3	\$69,135/ea	\$28,000	\$110,270
*Midstate	Bobcat T770	\$58,946.50/ea	\$30,000	<b>\$87,893</b>

### Bulldozer Tractor – 1 Unit

<u>Dealer</u>	<u>Model</u>	<u>Bid</u>	<u>Trade</u>	<u>Net Bid</u>
*Fabick	Cat D3	\$139,000	\$48,000	<b>\$91,000</b>
Brooks	JD 650K	\$148,000	\$59,000	\$89,000
Roland	Komatsu	\$138,100	\$37,000	\$101,100

### Track Excavator – 1 Unit

<u>Dealer</u>	<u>Model</u>	<u>Bid</u>	<u>Trade</u>	<u>Net Bid</u>
Fabick	Cat 315	\$187,000	\$115,000	\$72,000
Brooks	JD 135G	\$209,000	\$140,000	\$69,000
Roland	Komatsu	\$200,900	\$77,000	\$123,900
Amer St	Liebert R914	\$199,307	\$116,965	\$82,342
*Aring	Volvo ECR145	\$166,875	\$110,000	<b>\$56,825</b>

## 2021 Equipment Bids

### Asphalt Paver (Wheel)

<u>Dealer</u>	<u>Model</u>	<u>Bid</u>	<u>Trade</u>	<u>Net Bid</u>
*Fabick	Cat AP100F	\$407,000	\$7,000	<b>\$400,000</b>
Amer St	RoadTec	\$425,837	\$8,500	\$417,337
Roland	Vogele	\$418,418	\$3,000	\$415,418

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\*Hwy Department staff recommendations for purchase based on equipment tests, service, parts availability, future trade values, warranties, and bid prices.

### **Summary of 2020 Bids**

2 Skid Steer (Wheel) – Midstate Bobcat S770 = \$42,369  
 2 Skid Steer (Track) – Midstate Bobcat T770 - \$87,893  
 1 Dozer – Fabick Cat D3 - \$91,000  
 1 Track Excavator – Aring Volvo ECR145EL - \$56,825  
**Total 2020 Bid Cost: All Units after Trade = \$278,087**

### **Summary of 2021 Bids**

1 Asphalt Paver – Fabick Cat AP1000F - \$400,000  
**Total 2021 Bid Cost: All Units after Trade = \$400,000**

**REPORT  
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY  
BOARD OF SUPERVISORS**

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on February 20 and November 19, 2020 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

**APPROVAL OF PETITIONS R4280A-20 and R4281A-20 and REVISION  
OF PETITION R4216A-20**

**DATED THIS 30<sup>th</sup> DAY OF NOVEMBER, 2020**

**Blane Poulson, Secretary**

**THE PRIOR MONTH'S AMENDMENTS, PETITIONS R4266A-20, R4275A, R4276A-20,  
R4277A-20, R4278A-20 AND R4279A-20 ARE EFFECTIVE UPON PASSAGE BY  
COUNTY BOARD, SUBJECT TO WIS. STATS. 59.69(5)**

**ORDINANCE NO. \_\_\_\_\_**

**Amending Official Zoning Map**

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4280A-20 and R4281A-20 were referred to the Jefferson County Planning and Zoning Committee for public hearing on November 19, 2020 and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

Rezone 1.4 acres of PIN 026-0616-0134-000 (36.486 Ac) at **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4280A-20 – William & Laura Flood

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

Rezone to create a 4.2-acre farm consolidation lot at **W2810 Gopher Hill Rd** in the Town of Watertown from part of PIN 012-0815-0133-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4281A-20 – Elton C & Gail M Stroh

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

Create a 1.013-ac residential building site from PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown along **County Rd Y**. This was modified to allow 1.349 acre in order to accommodate area needed for a private on-site waste treatment system on the lot. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. R4216A-20 – Scott Beerbohm

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_ VACANT \_\_\_\_\_

Referred by the  
Planning and Zoning Committee

County Board Action  
December 8, 2020

REVIEWED: County Administrator  Corporation Counsel  Finance Director 