

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
DECISION MEETING**

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

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:30 A.M. ON NOVEMBER 25, 2019**

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.

**2. Roll Call (Establish a Quorum)**

Present at 8:30 were Supervisors Jaeckel, Poulson, Foelker and Zastrow. Also present were staff members Ben Wehmeier, Blair Ward, Staci Hoffman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz. Guests in attendance included Franz Weigand, Vickie Weigand, Rose Mary Olson, Lindsay Jilek, Randy Jilek, Lexie Weigand, Glendan Rewoldt, Steve Mode, Ryan Cardinal, Sandy Hynes, Cindy Hamre Incha and Frankie Fuller.

**3. Certification of Compliance with Open Meetings Law**

Poulson verified that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.

**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)**

Fuller announced that Carl Korthmacher would be speaking at the Fort Atkinson Club on November 26 about the landscape of the Glacial Heritage Area.

**6. Approval of October 28, November 15 and November 21 Meeting Minutes**

Motion by Supervisors Poulson/Foelker to approve the October 28 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 15 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 21 minutes. Motion passed 5-0.

**7. Communications**

There were no communications.

**8. October Monthly Financial Report for Land Information Office**

This information was included in the Committee packet.

**9. October Monthly Financial Report for Register of Deeds – Staci Hoffman**

Hoffman reported that 2019 was a good year, and that her office had met budgeted revenues. Recordings at this point are 400 documents short of 2018, and the Office has been recording approximately 1,200 documents per month.

**10. November Monthly Financial Report for Zoning – Matt Zangl**

Zangl explained that the Zoning Department should easily make its budget goal for 2019. Approximately \$9,500 in revenues is needed according to the report presented, and \$1,200 came in after the report was printed.

**11. Discussion on Jefferson County Comprehensive Plan Update**

Zangl noted that the County website has been updated to make it more user-friendly with plan information. The website and Facebook will be updated on the 15<sup>th</sup> of each month with current information. He added that focus groups will be created early next year.

**12. Discussion on Solar Energy Facilities**

Work continues on a Joint Development Agreement, Zangl reported. The PSC is putting together a decision matrix for commissioners. There should be decisions in early 2020.

**13. Discussion on We Energies Request to the PSC to Build a Liquefied Natural Gas Peaking Facility in the Town of Ixonia**

A web article and application was included in the Committee packet. Zangl gave explanation, and noted that no sites have been selected yet. It was noted that this is proposed as a storage facility, not a power plant. Wehmeier also mentioned that this is planned as a three- to five-year project.

**14. Discussion and Possible Action on Zoning Amendment R4179A-19 and Conditional Use CU2002-19 for Franz and Vickie Weigand at W7755 State Rd 106, Town of Sumner**

Zangl explained the process for this rezoning and conditional use to date, and noted that the Town stands by its original denial. Ward went on to explain options for the Committee at this point. Supervisor Nass asked if the proposal met County ordinance allowances, and Zangl replied that he believed they did. He reported that the A-2 zone allows this use; an engineer provided information that this is already regulated by DNR and all those DNR standards must be followed. Application has minimized odor effects as much as possible. Spreading on agricultural fields has been approved in the past and is currently approved by DNR and must remain in compliance. The proposed storage tank has also been approved by DNR.

Motion by Supervisors Poulson/Foelker to approve the rezoning as presented. Motion passed 5-0.

Motion by Supervisors Jaeckel/Zastrow to approved the conditional use as presented. Motion passed 5-0.

**15. Discussion and Possible Action on Salvage Yard Licensing for Mark Nuchell, W1459 US Highway 18, Town of Sullivan**

Sarah Higgins went to inspect this salvage yard on November 21, 2019, and found it to be in compliance. Motion by Supervisors Jaeckel/Foelker to approve the license for Mark Nuchell at W1459 US Highway 18. Motion passed 5-0.

**16. Discussion and Possible Action on Revising Conditions for the Following A-2 Rezoning Approvals:**

R4139A-19 – Daniel Buss, N4531 Rome Rd, Town of Jefferson, Approved by County Board 6/11/2019  
R4154A-19 – Toni Whitley, N2385 County Road N, Town of Koshkonong, Approved by County Board 7/9/2019  
R4160A-19 – Randy Braunschweig, N643 Wishing Well Lane, Town of Koshkonong, Approved By County Board 7/9/2019

Zangl explained that a condition of approval for each of the three A-2 zones called for a final certified survey map. The cost of completing the final map is upwards of \$6,000. In each case, the preliminary map would be sufficient for mapping purposes. Motion by Supervisors Jaeckel/Poulson to allow these three rezonings to A-2 without a final certified survey map. Motion passed 5-0.

**17. Discussion and Possible Action on a Resolution to Authorize a Contract with Ayres and Associates, Inc. for 2020 Orthoimagery of Jefferson County and Forwarding it to County Board in December**

It was explained that the County had signed a letter of intent to work with Wisconsin Counties Consortium, and this project was included in the Plan. Motion by Supervisors Foelker/Poulson to authorize a contract with Ayres and Associates Inc for 2020 Orthoimagery, and to forward it to County Board. Motion passed 5-0.

**18. Discussion and Possible Action on a Resolution to Amend a Contract with Ayres and Associates, Inc. for LiDAR Digital Terrain Mapping and Forwarding it to County Board in December**

This project is for topography on the GIS system, and for additional services always intended to be used. Motion by Supervisors Jaeckel/Foelker to approve; motion passed 5-0.

Ward and Hoffman left the meeting.

***PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:***

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on November 21, 2019:**

**APPROVE WITH CONDITIONS** R4189A-19 – Dan & Cheryl Splinter/LWK Property on a motion by Supervisors Foelker/Jaeckel. Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at **N7898 County Road F** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4190A-19 –Karen Gefvert/Carrie Smith Property on a motion by Supervisors Jaeckel/Poulson. Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4191A-19** – Curtis & Cheryl Abel on a motion by Supervisors Poulson/Foelker. Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4192A-19** – Hausz Farms LLC on a motion by Supervisors Poulson/Foelker. Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4193A-19** – Hausz Farms LLC on a motion by Supervisors Jaeckel/Foelker. Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4194A-19** – Hausz Farms LLC on a motion by Supervisors Foelker/Jaeckel. Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4195A-19** – Jeffrey & Susan Schaefer on a motion by Supervisors Jaeckel/Foelker. Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4196A-19** – Jeffrey & Susan Schaefer on a motion by Supervisors Jaeckel/Poulson. Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4197A-19** – Peter Wollin on a motion by Supervisors Poulson/Foelker. Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2010-19** – Timothy Weber on a motion by Supervisors Jaeckel/Foelker. Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**20. Possible Future Agenda Items**

**21. Upcoming Meeting Dates**

**December 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**December 19, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**December 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**January 10, 2020, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**22. Adjourn**

Motion by Supervisors Jaeckel/Foelker to adjourn. Motion passed 5-0, and the meeting adjourned at 9:13 a.m.

Blane Poulson, Secretary

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 201 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.jeffersoncountywv.gov](http://www.jeffersoncountywv.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.*

