

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 and Requests for Conditional Use Permits

DATE: Thursday, November 19, 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 Zoon Videoconference**

YOU MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

You are invited to a Zoom meeting.

When: Nov 19, 2020 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJwscemppi8vG9Jh9aGc5U7hraoctQ31DIW8](https://zoom.us/join/zoom/register/tJwscemppi8vG9Jh9aGc5U7hraoctQ31DIW8)

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

- 1. Call to Order**
The meeting was called to order by Chairman Jaeckel at 7:02 p.m.
- 2. Roll Call**
All Committee members except Supervisor Zastrow were present at 7:02 p.m. Supervisor Poulson was present at 7:04 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department.
- 3. Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
- 4. Approval of Agenda**
Motion by Supervisor Nass and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 4-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**
Chairman Jaeckel explained the evening's proceedings

6. Public Hearing

Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on November 19, 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.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4280A-20 – William & Laura Flood: 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.

PETITIONER: William and Laura Flood (N4579 Indian Point Rd, Sullivan, WI) presented themselves as the petitioners for this rezone. The petitioners are looking to rezone from A-1, Exclusive Agricultural to A-2, Agricultural and Rural Business for an agricultural and auto repair business. The petitioners will not need to any land or structure modifications for the business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Jaeckel asked the petitioners what kind of electrical and sound work would be taking place? The petitioners said, mostly agricultural equipment, fire response vehicles, EMS, electrical beacons and radio equipment.

STAFF: Given by Zangl and in the file. Zangl asked about the hours, number of employees, parking, bathrooms, traffic and lighting. The petitioners said they will have normal business hours, 1-2 part time employees, everything will be stored inside the building (employee vehicles will be outside.), traffic will be very light, no bathrooms and lights will be perimeter lights which are currently already installed. The petitioners said customers only drop off vehicles.

TOWN: In favor.

CONDITIONAL USE PERMIT

CU2054-20 - William & Laura Flood: Conditional use in a proposed A-2 zone to allow for storage of contractor's equipment and materials at **N4579 Indian Point Rd** in the Town of Sullivan, on PIN 026-

0616-0134-000 (36.486 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: William and Laura Flood (N4579 Indian Point Rd, Sullivan, WI) presented themselves as the petitioners for this rezone. The petitioners are looking to rezone from A-1, Exclusive Agricultural to A-2, Agricultural and Rural Business for an agricultural and auto repair business. The petitioners will not need to any land or structure modifications for the business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: See R4280A-20.

STAFF: Given by Zangl and in the file. See R4280A-20.

TOWN: In favor.

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

R4281A-20 – Elton C & Gail M Stroh: 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.

PETITIONER: Elton Stroh (W2810 Gopher Hill Rd, Ixonia, WI) presented himself as the petitioner for this rezone. The petitioner is looking to rezone from A-1, Exclusive Agricultural to A-3, Agricultural/Rural Residential for a farm consolidation around the home and existing buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the age of the home? Stroh said the home was originally built in the 1900s and had an addition in the 1950s.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2056-20 – Crawfish River Solar LLC: Conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 014-0614-0832-000, 014-0614-0833-000, 014-0614-0823-000, 014-0614-0822-000, 014-0614-0534-000, 014-0614-0543-000 owned by Anfang

Properties LLC; 014-0614-1814-000 owned by Sheila Barnes and the Tyson & Tina Barnes Rev Trust; 014-0614-0844-000, 014-0614-0843-000, 014-0614-0842-001 owned by DJ Schroedl Farms Inc; 014-0614-1812-000, 014-0614-1813-000, 014-0614-1821-000, 014-0514-1823-000, 014-0614-0734-001, 014-0614-0743-001 owned by the James & Adela Koch Trust/Koch Trust; 014-0614-1712-000 and 014-0614-1713-000 owned by Dennis & Helen Stilling; 014-0614-1711-002 owned by Donald Voeltz; 014-0614-0842-000 and 014-0614-0831-000 owned by David and Diana Schroeder. These properties are **near County Roads G and J, and US Highway 18**, on properties zoned A-1, Exclusive Agricultural.

PETITIONER: Alliant Energy and Ranger Power representatives presented themselves as the petitioner for this conditional use. They are proposing a 75-megawatt alternating current electric generation facility on multiple parcels in the Town of Jefferson.

Emily Straka gave a presentation on the proposed project, which included economic benefits, new jobs being created, preservation of agricultural lands, the project fitting Jefferson County's Agricultural Preservation and Land Use Plan, preservation of environmental corridors, benefits to wildlife and shared revenue with Jefferson County and the Town of Jefferson.

COMMENTS IN FAVOR: Scott Kucken (2802 Fox Run Trail, Madison, WI) spoke in favor of the Crawfish River Solar project. He said that in his profession, he tracks energy use and works with local leaders on energy topics. He said it will be great for Jefferson County and will keep money in the area. He also said it will create jobs, will get tax revenue and the project would be investing locally.

Curtis Backlund (W7131 County Road J, Jefferson, WI) spoke in favor of the Crawfish River Solar project. He said the acres are unused and the project would be a good fit for the proposed project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

NEITHER IN FAVOR OR OPPOSED: County Board Member Martin asked about traffic and who pays for road updates, proposed fencing standards, security protocols, how sound complaints are handled, decommissioning time and culverts used.

Rick Zimmerman spoke on security of the project and that it would have active security protocols through the life of the project. He said cameras would be placed at substations, entrances and other important locations. This is to protect against vandalism, but also to protect people from the high voltages the project would produce. The site would be monitored 24/7 and internal alerts would be tripped if there was suspicious/dangerous activity.

Emily Straka spoke on the updates on roads, including Schroedl Lane. Any expansions or changes needed will be paid for by the project. She also spoke on the decommissioning plan and said it is referenced in the application. Also, more details will be known once the Joint Development Agreement with Jefferson County and the Town of Jefferson is created.

Brian Karczewski spoke on culverts being used. Any culverts used will be properly permitted and meet DNR Chapter 30 and ATCP 48. He also said any fencing needed will be certified. He said sound complaints would be handled by local authorities, the facility itself will make very little sound.

QUESTIONS FROM COMMITTEE: Supervisor Foelker asked the petitioners if the mounts for the solar panels would damage the drain tiles? Emily Straka said they will work with the landowners and be compliant with local enforcement.

STAFF: Given by Zangl and in the file. Zangl asked about setbacks from waterways and wetlands, operation and maintenance, fence setbacks, the sound study and if night time maintenance will be disruptive?

Emily Straka spoke on the waterway and wetland setbacks and said they will assume all waterways are navigable and have a 75-foot setback excluding access roads and fencing. Zangl asked if they would be opposed to 75-foot setbacks for fencing. Straka said they would get back to the Planning and Zoning Department on the fence setbacks. Straka spoke on the operations of the facility and said shipping containers would be used for the structures with proper permitting. Pictures of the proposed structures are in the file.

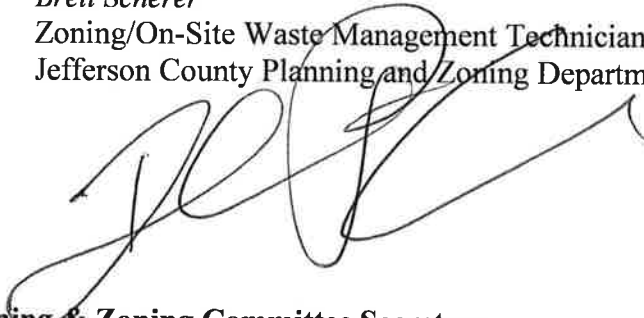
Brian Karczewski spoke on the waterway setbacks and said setbacks will decrease if waters are deemed non-navigable to the DNR.

Rick Zimmerman spoke on night time maintenance and security. He said night time maintenance would only take place if there was an emergency, trespassers, vandalism or power outage to prevent an electrical short. Any normal maintenance will take place during the daytime for safety reasons.

7. Adjourn

At 7:56 p.m., Chairman Jaeckel moved to adjourn and was seconded by Secretary Poulson. Motion passed 4-0 on a voice vote.

Minutes prepared by: *Brett Scherer*
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department



Supervisor Poulson, Planning & Zoning Committee Secretary

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 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountyiwi.gov

