

**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 MONDAY, FEBRUARY 24, 2020**

1. **Call to Order**
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Supervisors Zastrow, Jaeckel, Foelker and Poulson were present at 8:30. Nass will be arriving a little later. Also present were staff members Ben Wehmeier, Matt Zangl, Sarah Higgins, Deb Magritz and Lindsey Schreiner. Guests in attendance included Donald Reinders, Don Smith, Dean Kelley and Frankie Fuller.
3. **Certification of Compliance with Open Meetings Law**
Poulson verified that the meeting was being held in compliance with Open Meetings.
4. **Approval of the Agenda**
No changes were proposed.
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)**
No public comment.
6. **Approval of January 28, February 14 and February 20 Meeting Minutes**
Motion by Supervisors Foelker/Poulson to approve the January 28 meeting minutes. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the February 14 meeting minutes. Motion passed 4-0.

The February 20 meeting minutes were not ready.
7. **Communications**
There were no communications.
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
The report was in the Committee's packet. Hoffman reported that her Office had a great month, the best in four years.
9. **January Monthly Financial Report for Land Information Office**
This report was also in the Committee's packet, and Zangl noted that January was a busy month both for Land Information and for Zoning.
10. **February Monthly Financial Report for Zoning – Matt Zangl**
Zangl reported that Zoning Department receipts were just under \$12,000 for January, and just under \$7,000 for February. We may be in the winter slow down period. He expects March revenues to pick up.
11. **Discussion on Solar Energy Facilities**
The Badger Solar project has been approved. Wehmeier noted that another project is possible in the northeast corner of the County. That was apparently already downsized, though no one has filed with the PSC to date.
12. **Discussion on Jefferson County Comprehensive Plan Update**
Zangl said that one more focus group meeting is scheduled for the first part of March, then regional meetings will take place in late March. So far, good information has been received from the focus groups, with common themes of outreach and education. Wehmeier added that a Young Professionals group was created for that segment of the population, and with Student Government Day coming up, that group will be polled for their ideas. Wehmeier also noted that a Superintendents' focus meeting will gather feedback from what that group sees for the future. In summary, Zangl said that this will be a busy summer with the plan updates. He hopes to have a completed plan going to County Board this fall.

Supervisor Nass arrived at 8:41 a.m.

13. Discussion and Possible Action on Amending the Agricultural Preservation and Land Use Plan and Comprehensive Plan to at the Request of the Town of Oakland to Include PINs 022-0613-0544-000, 022-0613-0433-000 and 022-0613-0434-000 within their Fifteen-Year Growth Area

Zangl explained that he'd been approached by a Town of Oakland Plan Commission member about a year ago, asking about amending the Plan to allow for potential subdivision development. The Town approached him again more recently because they would like to proceed prior to the anticipated Plan updates. The Town Board has sent a letter and resolution requesting that the County update our Plan to incorporate these parcels, thereby allowing rezoning and subdivision plat review. The property in question is in the sewer district, but not in the 15-year growth area. Zangl showed current Agricultural Preservation and Land Use Plan provisions regarding amendments and explained. The first step would be for County Board or Planning and Zoning Committee to begin the amendment process. Next would be to develop a public participation plan and send it to County Board. From there, a public hearing before the Planning and Zoning Committee would be held, and a decision sent to County Board. A County Board approval would update the map, and allow the divider and Town to proceed with a rezoning and subdivision plat. Per the Town's plans and ordinances, they are currently at their limit for expansion. The Town has been working with the developer, but it is not known how much input has been received from the public. Nass asked what the rush is? Is sewer available? What is the impact of residential development on the wetlands? Jaeckel offered his ideas about the process at least showing the developer that the Town and County are willing to consider his request. Zangl offered tentative timelines, with the public participation plan possibly going to County Board in May or June if the process begins now. Motion by Supervisors Jaeckel/ Foelker to go ahead with whatever steps are necessary to proceed with the Plan amendment. Motion passed 5-0.

14. Discussion and Possible Action on a Public Participation Plan to Amend the Agricultural Preservation and Land Use Plan and Comprehensive Plan at the Request of the Town of Oakland, and to Forward to County Board

Zangl reiterated that two public hearings would be conducted for the public participation plan. The first would be with the Planning and Zoning Committee, and second with the County Board. He listed notice requirements. Motion by Supervisors Jaeckel/Poulson to approve proceeding. Motion passed 5-0.

15. Discussion and Possible Action on a Request by Bridget Reese and Madison Audubon Society for an Even Exchange of 0.156 Acre Between the A-3 Zone at N8200 County Road G, PIN 030-0813-2434-002, and the Adjoining A-1 Zone on PIN 030-0813-2443-001

Zangl explained the request and showed the proposed division. Discussion determined that this would not change the land use of either property. Motion by Supervisors Jaeckel/Foelker to approve. Motion passed 5-0.

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

16. Discussion and Possible Action on Revised Petition R4199A-19 for Dennis Stair, Town of Concord, Presented in Public Hearing on December 19, 2019 and Subsequently Postponed. Motion by Supervisors Poulson/Jaeckel to approve the revision the Committee requested, with conditions. Motion passed 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2020:

APPROVE WITH CONDITIONS R4210A-20 on a motion by Supervisors Poulson/Jaeckel for Dan Grunewald to rezone 2.25 ac of PIN 014-0615-0212-007 (9.362 Ac) to A-1 and add it to an adjoining A-1 zone. The site is on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4211A-20 on a motion by Supervisors Jaeckel/Poulson for Dan Grunewald to rezone 0.06 ac of PIN 014-0615-0212-007 (9.362 Ac) and add it to an adjoining A-2 zone. The site is near **W3092/W3094 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4212A-20 on a motion by Supervisors Jaeckel/Poulson for Dan Grunewald to create a 2-ac new residential building site from part of PIN 014-0615-0212-007 (9.362 Ac) on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4213A-20 on a motion by Supervisors Jaeckel/Nass for Jennifer Widowski/Widowski & Walker Property to create a new 3-ac residential building site from part of PIN 004-0515-2633-000 (26.351 Ac) near **W3224 State Rd 59**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

POSTPONE ACTION ON R4214A-20 on a motion by Supervisors Jaeckel/Nass for Thomas Warzyn/Current Investments LLC Property to create a 4.68-ac lot around the home & buildings at **N4926 North Helenville Rd**, Town of Farmington on PIN 008-0715-3533-000 (35.667 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R3319A-08 on a motion by Supervisors Foelker/Poulson for Seth & Jessica Green and Jean Kincaid Property to create a 1-ac building site on **County Line Rd**, Town of Koshkonong, from PIN 016-0513-3643-000 (40 Ac). Petition R3319A-08 was recommended for approval by the Planning and Zoning Committee on March 31, 2008 and approved by County Board on April 15, 2008 with the condition that the applicant at that time move the lot to the west property line for better clustering. The current petitioner is asking the Committee to reconsider that modification. This is in accordance with Sec. 11.04(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4215A-20 on a motion by Supervisors Jaeckel/Foelker for Eric Evenson to create a 2.89-ac lot around the home & buildings at **N1593 Draves Rd**, Town of Sumner, on PIN 028-0513-1714-000 (38.9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4216A-20 on a motion by Supervisors Jaeckel/Foelker for Scott Beerbohm to 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 is in accordance with Sec. 11.08(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4217A-20 on a motion by Supervisors Jaeckel/Foelker for Scott Beerbohm to create a 2.33-ac lot around the home & buildings at **N8276 County Rd Y** on PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown. This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4218A-20 on a motion by Supervisors Foelker/Jaeckel for Dane Hartwig to create a 2.16-ac lot around the home at **N5599 Switzke Rd**, Town of Farmington, from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4219A-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to create a 1-ac new residential building site near **N5599 Switzke Rd**, Town of Farmington from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

APPROVE WITH CONDITIONS R4220A-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to rezone 0.08 ac of PIN 008-0715-1622-002 (1.671 Ac) from A-2 to A-3 to add it to the adjoining A-3 zone at **N6468 Switzke Rd**, Town of Farmington, and rezone 0.08 ac of that same PIN from A-3 to A-2 to add it to the adjoining A-2 zone. This is in accordance with Sec. 11.04(f)7 and 11.04(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2018-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to allow expansion of previously approved storage of contractor's equipment in the proposed A-2 zone at **N6468 Switzke Rd**, Town of Farmington on PIN 008-0715-1622-002 (1.671 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2019-20 on a motion by Supervisors Jaeckel/Foelker for Aimee Bloch to allow keeping of dogs as household pets in excess of two per premises in a Residential R-1 zone at **N3927 Prairie Ridge Ln**. The site is in the Town of Sullivan on PIN 026-0616-1723-011 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2020-20 on a motion by Supervisors Nass/Jaeckel for Max Soucy/Strnad Trust Property and allow a conditional home occupation for personal training at **N9602 Doepke Rd**, on PIN 030-0813-0321-000 (40.233 Ac) in the Town of Waterloo. The property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord. Motion passed 6-0.

APPROVE WITH CONDITIONS CU2021-20 on a motion by Supervisors Jaeckel/Foelker for Deer Track Park Landfill/Donald Reinders Property to allow for mineral extraction and processing on PIN 008-0715-0711-009 (4.965 Ac) in the Town of Farmington. The site is near **N6813 Waldmann Ln** in an A-2, Agricultural and Rural Business zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

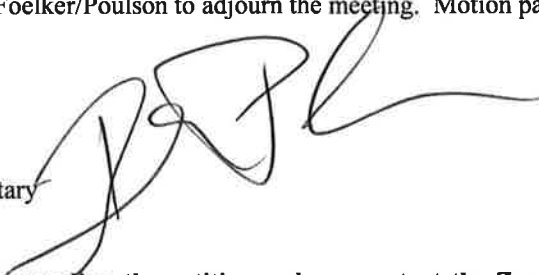
Thursday, April 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

April 16, 7:00 p.m. – Public Hearing in Courthouse Room 205
April 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:40 a.m.

Supervisor 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.

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.