

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

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, November 30, 2020
TIME: 8:30 a.m.
PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

You are invited to a Zoom meeting.
When: Nov 30, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:
[https://zoom.us/meeting/register/JAodeurpzktEtNmQsZq8j8JgN3aqdQQ7nB4](https://zoom.us/join/zoom/register/JAodeurpzktEtNmQsZq8j8JgN3aqdQQ7nB4)
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 Supervisor Jaeckel at 8:30 a.m.
- 2. Roll Call (Establish a Quorum)**
Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were present. Staff members Ben Wehmeier, Matt Zangl, Sarah Higgins and Deb Magritz were also in attendance. Attending via Zoom were Supervisors Anita Martin and Walt Christensen; Mark Anderson, Emily Stratka, Jennifer Kamm, Frankie Fuller, Kelly Stade, Dennis Schroedl, Sergio Trevino, Michael Lokeng(sp) and Brian (last name unknown.)
- 3. Certification of Compliance with Open Meetings Law**
Poulson verified compliance with Open Meetings Law.
- 4. Approval of the Agenda**
Motion by Supervisors Foelker/Poulson 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)**
There was no public comment.
- 6. Approval of September 17, October 26, November 11, November 13 and November 19 Meeting Minutes**
Motion by Supervisors Foelker/Zastrow to approve the September 17 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the October 26 minutes. Motion passed 5-0.

The November 11 minutes were not available at this time.

Motion by Supervisors Zastrow/Foelker to approve the November 13 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 19 minutes. Motion passed 5-0.
- 7. Communications**
There were no communications.
- 8. October Monthly Financial Report for Register of Deeds – Staci Hoffman**
The report was in the Committee's packet.

9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
Not much new to report. The surveyor is finishing up some projects, and much like the Register of Deeds Office, the retained fee program is doing well.
10. **November Monthly Financial Report for Zoning – Matt Zangl**
Overall, doing pretty well-October ended well. November revenues are slightly below previous years, and we may end the year slightly down from what was projected.
11. **Discussion on Solar Energy Facilities**
Wehmeier reported that a couple of joint development agreements are working their way through the system. On November 20, he and the Executive Committee did some additional reviews and talked their way through process. There will probably be additional information presented at the next County Board meeting.
12. **Discussion on Jefferson County Comprehensive Plan Update**
Zangl noted that we are in the home stretch of the planning update. The plans will have a public hearing before the County Board in December, a joint meeting of the Planning and Zoning Committee and Executive Committee at the end of December and tentative County Board action in January. We're in the process of submitting the Farmland Preservation Plan to DATCP for their review and pending certification. That review and certification may change the timeline slightly.
13. **Discussion and Possible Action on an Even Exchange of 0.05 Acres Between Adjoining A-1 Zoned Properties, PINs 010-0615-3141-001 Owned by Roy Shipler and 010-0615-3141-002 Owned by Shawn Krause. The properties are in the Town of Hebron, at W4581 and W4591 State Road 106.**
Zangl explained that this is being proposed to match property line with an existing fence line in an even exchange of land for both parties. Motion by Supervisors Poulson/Foelker to approve the proposal. Motion passed 5-0.
14. **Discussion and Possible Action on a Redesign of Petition R2912A-04, Presented in Public Hearing for Delores Lillge on March 28, 2005 and Approved by County Board on April 19, 2005. The site is part of PIN 006-0716-0714-000 in the Town of Concord.**
Zangl explained the history of an earlier rezoning request for the property. The current owner is requesting to create a 2-acre flag lot. Motion by Supervisors Jaeckel/Foelker to send this request back to public hearing and site inspection. Motion passed 5-0.
15. **Discussion and Possible Action on a Redesign of Petition R1476A-93, Presented in Public Hearing for Walter and Janet Miller on July 8, 1993 and Approved by County Board on November 9, 1993. The site is part of PIN 014-0614-2944-002 in the Town of Jefferson.**
Zangl again explained the history of this petition, including the approval of a lot on the east side of the property. Today's proposal is to move that lot to the west side of the property. Because it would be better clustered on the west, a motion was made by Supervisors Foelker/Jaeckel to accept the reconfiguration. Motion passed 5-0.
16. **Discussion and Possible Action on a Redesign of Petition R2700A-03, Presented in Public Hearing for Joel Lenz on June 19, 2003 and Approved by County Board on September 9, 2003. The site is part of PIN 022-0613-0112-000 in the Town of Oakland.**
The new design moves the original approval to allow for a 66-foot field access on the west side of the property. Motion by Supervisors Zastrow/Foelker to approve the redesign. Motion passed 5-0.
17. **Discussion and Possible Action on a Redesign of Petition R4216A-20, Presented in Public Hearing for Scott Beerbohm on February 20, 2020 and Approved by County Board on March 10, 2020. The site is part of PIN 032-0815-1941-005 in the Town of Watertown.**
Zangl explained that no area on the originally approval lot allowed for a private septic system, so this proposal is to reconfigure the lot and bring it up to 1.35 acre. Motion by Supervisors Foelker/Jaeckel to approve. Motion passed 5-0.
18. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 19:**

APPROVED WITH CONDITIONS R4280A-20 – William & Laura Flood on a motion by Supervisors Foelker/Poulson to 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. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2054-20 - William & Laura Flood on a motion by Supervisors Zastrow/Poulson for 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. Motion passed 5-0.

APPROVED WITH CONDITIONS R4281A-20 – Elton C & Gail M Stroh on a motion by Supervisors Zastrow/Foelker 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. Motion passed 5-0.

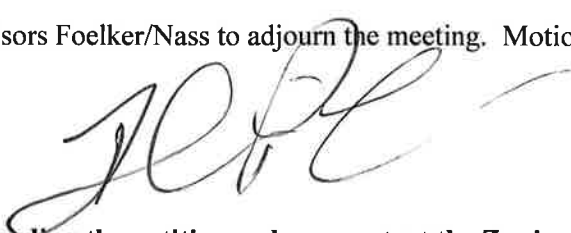
APPROVED WITH CONDITIONS CU2056-20 – Crawfish River Solar LLC on a motion by Supervisors Jaeckel/Foelker for conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 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. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

19. **Possible Future Agenda Items**
Solar farms, comprehensive plan

20. **Upcoming Meeting Dates**
December 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (Foelker not available)
December 17, 7:00 p.m. - Public Hearing in Courthouse Room 205
December 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203
December 30, 9:00 a.m. – Joint Meeting with Executive Committee in Courthouse Room 205
January 15, 2021, 8:00 a.m. – Site Inspections Beginning ???
January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

21. **Adjourn**
Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:22 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.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 accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hrs 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.

