

**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, March 29, 2021  
**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:**

Register in advance for this meeting:  
[https://zoom.us/meeting/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379  
Passcode: Zoning

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)**  
All Committee members were present at 8:30. Also present were County Administrator Ben Wehmeier, and staff members Matt Zangl, Deb Magritz and Brett Scherer. Attending via Zoom were members of the public Frankie Fuller and Matthew Meraclé.
- 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. 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 February 22, March 12 and March 18 Meeting Minutes**  
Motion by Supervisors Foelker/Poulson to approve the February 22 minutes. Motion passed 5-0.  
  
Motion by Supervisors Poulson/Foelker to approve the March 12 minutes. Motion passed 5-0.  
  
The March 18 minutes were not available.
- 7. Communications**  
There were no communications.
- 8. February Monthly Financial Report for Register of Deeds – Staci Hoffman**  
The Register of Deeds report was in the packet sent out to the Committee previously.
- 9. February Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl explained that Land Information revenues follow the Register of Deeds trends. The February retained fees for Land Information were about the same as in January.

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

Zangl reported that 2021 Zoning revenues to date were at about \$30,000, which is double the 2020 revenues for the same time period.

**11. Discussion on Solar Energy Facilities**

The County is working through the Joint Development Agreement including input from the Town of Jefferson.

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

There was no new information on the Plan update.

**13. Discussion and Possible Action on Request by ADL Properties to Combine Two A-3 Lots Approved by Zoning Amendment R4111A-18, Town of Hebron on PIN 010-0615-2414-000**

Zangl explained the original ADL Properties approval and their wish to combine the two lots into one. Motion by Supervisors Nass/Foelker to allow the combination of two lots; the motion passed 5-0.

**14. Discussion and Possible Decision on Access Requirements for Zoning Amendment R4300A-21, Brandon Butler /Randall & Lori Wegner Property, PIN 006-0716-1632-000 in the Town of Concord**

Zangl recounted what had been approved and the request for both A-3 lots to use one driveway which would be on the northern most lot, Lot 2. Motion by Supervisors Foelker/Nass to approve, with access approval from the County Highway Department for Lot 1 shown on the final CSM. An easement describing the allowed access over Lot 2 to serve Lot 1 must be recorded with the Register of Deeds Office. If conditions change and access over Lot 2 is not possible, the driveway to Lot 1 must be installed at the point approved by the Highway Department. Motion passed, 5-0.

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

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 18, 2021:**

**APPROVE WITH CONDITIONS** R4036A-21 – William W Braatz on a motion by Supervisors Zastrow/Jaeckel to rezone 0.9922 acre of PIN 012-0816-1014-000 (18.887 acre) for an agri-business zone at **N9166 Green Valley Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS** CU2067-21 – William W Braatz on a motion by Supervisors Jaeckel/Foelker for conditional use to allow storage of non-farm equipment for an excavating business at **N9166 Green Valley Rd**, Town of Ixonia, in a proposed A-2 zone on PIN 012-0816-1014-000 (18.887 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS** R4037A-21 – Brian & Christina Plasil on a motion by Supervisors Foelker/Poulson to rezone all of PIN 012-0816-1131-002 (1.93 acre) owned by the Plasils and 0.3-acre of PIN 012-0816-1131-000 (41.479 acres) owned by Janet Gerbig to create one, 2.23-acre A-3 lot around the home at **W763 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS** R4038A-21 – Grace Feith, Trustee of the Ellsworth & Ethel James Trust on a motion by Supervisors Jaeckel/Foelker to create a 2.447-acre A-3 lot around the home and buildings at **N7565 County Rd N**, Town of Milford, from part of PIN 020-0814-3623-000 (40 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS** R4039A-21 – Chris Biermeier/Gilbert & Bonnie Haugen Property on a motion by Supervisors Poulson/Jaeckel to rezone 0.7 acre of PIN 022-0613-3044-004 (4.05 acre) owned by Haugens to add it to an adjoining A-3 zone at **W9326 County Rd C**, resulting in one, 1.7-acre A-3 lot for Biermeier in the Town of Oakland. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS** R4040A-21 – Timothy Schmidt/Jefferey & Sharon Adsit Trust LE & Edward & Rita Nokes Trust on a motion by Supervisors Nass/Foelker to create a 4-acre A-3 building site on **Tamarack Rd** from part of PIN 024-0516-3521-000 (19.74 acres), Town of Palmyra. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS R4041A-21** – Matthew & Melanie Meracle on a motion by Supervisors Poulson/Foelker to create a 1-acre building site from part of PINs 026-0616-2522-000 (7.39 acres) and 026-0616-2611-000 (9.628 acres) on **Northey Rd**, Town of Sullivan. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS R4042A-21** – Thomas & Rochelle Anfang Trust on a motion by Supervisors Zastrow/Foelker to create a 2-acre building site from PIN 026-0616-0524-000 (34.5 acres) and a 2.8-acre building site from PIN 026-0616-0531-000 (36.75 acres) in the Town of Sullivan, at **W1882 Slater Rd**. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS R4043A-21** – Kirk & Karen Dys on a motion by Supervisors Poulson/Foelker to create a 1.13-acre building site north of **N2140 Rockdale Rd** from PIN 028-0513-0643-000 (29 acres), Town of Sumner. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS R4044A-21** – Kirk & Karen Dys on a motion by Supervisors Foelker/Poulson to create a 1.34-acre building site at the intersection of **Rockdale Rd and Danielson Rd**, Town of Sumner, from PIN 028-0513-0643-000 (29 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**APPROVE WITH CONDITIONS CU2068-21** – Jacob Wegner Properties LLC on a motion by Supervisors Foelker/Zastrow for conditional use to allow multi-family housing consisting of ten, 2-bedroom per unit duplexes in a Residential R-2 zone at **W3285 County Rd CW**, Town of Watertown., on PIN 032-0815-0222-001 (10.22 acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

**16. Discussion and Possible Decision on Potential Zoning Ordinance Amendments**

Zangl referred the Committee to a letter written by Tom Patterson asking for a change to the Zoning Ordinance concerning extensive on-site storage structures. Zangl presented his own list of things to consider for ordinance amendment. No action was taken.

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

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

**April 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**April 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**May 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**May 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**June 1, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**19. Adjourn**

Motion by Supervisors Nass/Foelker to adjourn the meeting. Motion passed, 5-0, and the meeting adjourned at 10:00 a.m.

**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.jeffersoncountywi.gov](http://www.jeffersoncountywi.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.*