

**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: April 26, 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--hpj4pHd2y7-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, Sarah Elsner and Deb Magritz. Attending via Zoom were Frankie Fuller and Theodore Hanson.
3. **Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified that the meeting was held in compliance with Open Meetings.
4. **Approval of the Agenda**
It was determined that the Committee would move up Petitions R4308A-21, R4309A-21 and CU2069-21 to accommodate guests in attendance.
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 March 18, March 29, April 9 and April 15 Meeting Minutes**
Motion by Supervisors Foelker/Poulson to approve the March 18 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the March 29 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the April 9 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the April 15 minutes as presented. Motion passed 5-0.
7. **Communications**
There were no communications.
8. **March Monthly Financial Report for Register of Deeds – Staci Hoffman**
The report had been sent in the Committee packets earlier.
9. **March Monthly Financial Report for Land Information Office-Matt Zangl**

Zangl noted that the month's report parallels that of the Register of Deeds, with retained fees up compared to 2019 and 2020.

10. April Monthly Financial Report for Zoning – Matt Zangl

Zangl went on to say that April's revenues doubled what we had in March.

11. Discussion on Solar Energy Facilities

It was noted that we continue to work with Crawfish River Solar for a Joint Development Agreement.

12. Discussion on Jefferson County Comprehensive Plan and Zoning Ordinance Updates

Zangl explained that he is working with Corporation Counsel on items discussed at the March Planning and Zoning Committee decision meeting. When those things are finalized, they will be sent to the Towns for their review.

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

13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 15, 2021:

APPROVE WITH CONDITIONS R4306A-21 on a motion by Supervisors Jaeckel/Foelker for Claude Klettke/Claude Klettke & William Wright Properties to create a 2-acre A-3 lot at **N3946 County Road N** in the Town of Jefferson from part of PIN 014-0614-1323-001 (1.72 ac) owned by William Wright, and from part of PINs 014-0614-1323-000 (17.358 ac) and 014-0614-1414-007 (1.065 ac), both owned by Claude Klettke. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4307A-21 on a motion by Supervisors Jaeckel/Foelker for Sharry Conkle Green to create a 1.75-acre building site near **W3996 County Road Y** in the Town of Jefferson from part of PIN 014-0615-1633-001 (6.33 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4308A-21 on a motion by Supervisors Nass/Foelker for Arlyn Blomgren to create two A-3 building sites, one from PIN 018-0713-2443-003 (1.4 ac) and another from PIN 018-0713-2444-002 (1 ac) near the intersection of **State Rd 89 and Mansfield Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4309A-21 on a motion by Supervisors Poulson/Foelker for John & Michelle Mehring to create three new building sites south of **N252 County Road H** in the Town of Palmyra from part of PIN 024-0516-3342-001 (18.46 ac). The proposal is for two lots of 1.5 ac each, and one lot of 1.1 ac. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2069-21 on a motion by Supervisors Nass/Jaeckel for John & Michelle Mehring, allowing their conditional use request for an event facility/conference center/banquet hall in the existing A-2, Agricultural & Rural Business and Industrial zones at **N254 County Road H**. The site is on PIN 024-0516-3342-001 (18.46 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2070-21 on a motion by Supervisors Foelker/Poulson for Robert & Lynn Soukup, allowing their conditional use request for an extensive on-site storage structure in a Residential R-1 zone at **W1158 South Shore Dr**. The site is on PIN 024-0516-2731-017 (1.013 ac) in the Town of Palmyra. This is in accordance with Sec. 11.02 and 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2071-21 on a motion by Supervisors Poulson/Jaeckel for Mark Ebert, allowing his conditional use request to modify CU1754-13 to allow for expansion and renovation of the existing store at **W1795 Fox Rd**, and allow for a new 6,450 square foot greenhouse. This is on PIN 012-0816-0541-000 (26.008 ac) in the Town of Ixonia in an A-2, Agricultural & Rural Business zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

14. Possible Future Agenda Items

15. Upcoming Meeting Dates

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

June 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Supervisors Nass/Zastrow to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:07 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.

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.