

**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, August 30, 2021  
**TIME:** 8:30 a.m.  
**PLACE:** Room 202 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](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. Staff members in attendance were Ben Wehmeier, County Administrator; Blair Ward, Corporation Counsel; Staci Hoffman, Register of Deeds; Matt Zangl, Director of Planning and Zoning; Sarah Elsner and Deb Magritz of the Zoning Department. Also in attendance were guests Janet Sayre Hoeft, Tom Benz and Dave Staude. Supervisor Anita Martin, staff member Sarana Stolar and guest Paul Elliott attended via Zoom.
- 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**  
Supervisor Jaeckel suggested that the Owens/Elliott petition decision be moved up on the agenda.
- 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 July 26, August 13 and August 19, 2021 Meeting Minutes**  
Motion by Supervisors Foelker/Nass to approve the July 26 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Poulson/Zastrow to approve the August 13 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the August 19 minutes as presented. Motion passed 5-0.
- 7. Communications**  
There were no communications.
- 8. July Monthly Financial Report for Register of Deeds – Staci Hoffman**  
Hoffman reported that everything was still looking good, but that documents have slowed down a little. They are still recording a lot more than was done two years ago.
- 9. July Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl noted that Land Information Office revenues follow Register of Deeds revenues, and there was nothing new to report.

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

Zangl went on to say that revenues were a little short in July compared to last year, but that it appears revenues will be higher this August compared to last year.

**11. Discussion on Solar Energy Facilities**

Crawfish River Solar is moving forward. No full plans have been seen to date. There has been no new word regarding the larger installation, but they are involved in several projects, including one in the Town of Christiana in Dane County.

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

Zangl noted that eight Towns have responded. Additional Towns are planning to act in the next couple of months.

**13. Discussion and Possible Decision on Allowing a Replacement Private Sewage System for Nicholas Kau on PIN 026-0616-3214-003 to Serve PIN 026-0616-3214-000 at W1728 County Road CI**

Elsner explained and noted that there is a lot of fill on the house lot which is a problem for septic replacement. Motion by Supervisors Poulson/Foelker to approve allowing a replacement private sewage system on the adjoining lot for W1728 County Road CI. Motion passed 5-0.

**14. Discussion and Possible Action on Requests for Outside Storage in Ixonia Industrial Park:**

N8216 Oak Dr, PIN 012-0816-2144-015 for Brian Moench:

The Moench request for outside storage was approved by the Town of Ixonia, Elsner reported. She also noted that on a site inspection, nothing could be seen from the road, so the Town provided photos of the property. Motion by Supervisors Nass/Zastrow to approve the outside storage of vehicles in the Industrial zone as requested. Motion passed 5-0.

W1361 Elmwood Ave, PIN 012-0816-2141-012 for Randy & Charlotte Forseth:

This property also was bermed, with slopes and trees obscuring the vehicles already there. The Forseths have applied with the Town of Ixonia, and are scheduled to be heard at a September 13 Town Board meeting. Motion by Supervisors Nass/Poulson to take no decision until after the Town has acted. Motion passed 5-0.

**15 Discussion and Possible Action on Petitions Presented in Public Hearing on August 19, 2021:**

**DENIED** R4288A-20 – Dianne Owens & Paul Elliot on a motion by Supervisors Poulson/Foelker to rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**NO ACTION TAKEN ON** CU2058-20 – Dianne Owens & Paul Elliot to allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**APPROVED WITH CONDITIONS** R4335A-21 – Mark & Tammy Reinecke on a motion by Supervisors Nass/Poulson to create two, 0.46-ac building sites (Lots 1& 2) and a 2.3-ac building site (Lot 3) from part of PIN 028-0513-1942-000 (10.34 Ac) near **N1108 Olson Rd**, Town of Sumner. This is in accordance with Sec.11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS** R4339A-21 – Karen Weihert on a motion by Supervisors Nass/Foelker to create a 1.2-ac lot (Lot 1) around the buildings at **W6815 Reamer Ln**, a 1.14-ac building site (Lot 2) and a 1.12-building site (Lot 3) adjoining, from part of PINs 020-0814-0822-001 (8.847 Ac) and 020-0814-0822-002 (1.153 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**POSTPONED ACTION ON** R4338A-21 – Andrew J Timm/Alan & Virginia Timm Trust Property on a motion by Supervisors Nass/Foelker to create a new 1.45 ac building site from part of PIN 010-0615-1914-000 (34.94 ac) along

**Willing Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4342A-21** – Daniel & Erin McMahon on a motion by Supervisors Nass/Foelker to create a 2.17-ac building site (Lot 1), a 1.85-ac building site (Lot 2) and a 2.2-ac building site (Lot 3) on **Springer Rd** in the Town of Waterloo from part of PIN 030-0813-2612-001 (9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4345A-21** – Richard Gimler on a motion by Supervisors Nass/Foelker to create a 1.1-ac lot around the home at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS CU2082-21** – Richard Gimler on a motion by Supervisors Foelker/Jaeckel for conditional use to sanction a duplex at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in a proposed A-3 zone, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS CU2083-21** – John L Walsh on a motion by Supervisors Zastrow/Foelker for conditional use to allow an addition to an existing detached accessory structure resulting in an extensive on-site storage structure in a Residential R-2 zone. The site is at **N6112 Grey Fox Trail**, Town of Concord, on PIN 006-0716-1534-003 (5.23 Ac).

**16. Possible Future Agenda Items**

**17. Upcoming Meeting Dates**

**September 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**September 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**September 27, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

**October 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**October 21, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**October 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

**18. Adjourn**

Motion by Supervisors Nass/Poulson to adjourn the meeting, and the motion passed 5-0. The meeting adjourned at 9:16 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.*