

**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:** October 25, 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 Chairman Jaeckel at 8:30 a.m.

**2. Roll Call (Establish a Quorum)**

Supervisor Foelker was absent and excused. Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were in attendance. Staff members present were Ben Wehmeier, Supervisor Anita Martin, Matt Zangl, Deb Magritz and Brett Scherer. Those attending via Zoom were Supervisor Amy Rinard, Matt Heine and Mary Rupnow.

**3. Certification of Compliance with Open Meetings Law**

Supervisor Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

The only change proposed was to move Matthew J Heine's petition up in the order of agenda item 15.

**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 16, September 27, October 15 and October 21 Meeting Minutes**

Motion by Supervisor Poulson/Jaeckel to approve the September 16 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the September 27 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the October 15 minutes as presented. Motion passed 4-0.

Motion by Supervisors Zastrow/Poulson to approve the October 21 minutes as presented. Motion passed 4-0.

**7. Communications**

There were no communications.

**8. September Monthly Financial Report for Register of Deeds – Staci Hoffman**

The report was in the Committee packet. Jaeckel noted that it looked good.

**9. September Monthly Financial Report for Land Information Office – Matt Zangl**

Zangl remarked that there was nothing new to point out, that the revenues were staying status quo.

**10. October Monthly Financial Report for Zoning**

Zangl noted that revenues and permits had slowed down substantially. October 2021 is down by half from October 2020. However, Zoning should meet revenues projections for the year. At this point revenues are \$25,000 to \$30,000 below projections for the year.

**11. Discussion on Solar Energy Facilities**

Zangl explained that Badger State Solar was paused to capture Federal funds and now is moving forward.

It was anticipated that Crawfish River Solar would be starting construction in 2021, but the start will instead be in Spring of 2022.

**12. Discussion on WE LNG Facility in the Town of Ixonia**

The Public Service Commission decision meeting will be held on November 4, 2021. Zangl said he is anticipating it moving forward as the Joint Development Agreement is worked through.

Wehmeier added that interested parties can go to the PSC website to view the matrix that they are working through for part of the decision-making process.

**13. Discussion on Zoning Ordinance Update**

Twelve Towns have approved the update, so the public hearing will likely take place in December according to Zangl.

Poulson asked about an update based upon the County Board's feelings in order to make the castle project fit. Zangl explained.

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

- a. W1325 Elmwood Ave, PIN 012-0816-2144-000 for Mark DeBlieck

Elsner explained that Lake Country Marine wishes to store boat lifts at this location, and that use went beyond the outdoor storage previously allowed. The Town approved October 11, 2021. Supervisor Jaeckel felt that the screening was adequate, with both a berm and plantings. Motion by Supervisors Jaeckel/Nass to approve the update to the current outdoor storage plan. Motion passed 4-0.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 21, 2021:**

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

**APPROVED WITH CONDITIONS R4357A-21** – Fred & Karah Pugh on a motion by Supervisors Zastrow/Jaeckel to rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

**APPROVED WITH CONDITIONS CU2093-21** – Fred & Karah Pugh on a motion by Supervisors Jaeckel/Zastrow for conditional use to allow storage of contractor's equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

**NO DECISION WAS RENDERED ON THE TWO FOLLOWING PETITIONS, R4358A-21 AND CU2094-21 BECAUSE THEY WERE WITHDRAWN AT PUBLIC HEARING,**

**R4358A-21 – Anita & Duane Bennett:** Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2094 -21 – Anita & Duane Bennett:** Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**APPROVED WITH CONDITIONS R4359A-21 – Erich Wollin** on a motion by Supervisors Poulson/Jaeckel to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

**APPROVED WITH CONDITIONS CU2095-21 – Matthew J Heine** on a motion by Supervisors Poulson/Zastrow to allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

**16. Possible Future Agenda Items**

Supervisor Martin commented about an upcoming meeting regarding Badger State Solar. Wehmeier and Zangl explained.

**17. Upcoming Meeting Dates**

**November 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**November 18, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

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

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

**December 28???, 8:30 a.m. – Decision Meeting in Courthouse Room 205**

**18. Adjourn**

Motion by Supervisors Poulson/Nass to adjourn the meeting. The motion passed, and the meeting adjourned at 8:54 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.*

