

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

Temporary Committee: Matt Foelker, George Jaeckel; Steve Nass; Blane Poulson; Michael Wineke

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: April 25, 2022

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-u8i9MUTAAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAAbnqMB_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)

Committee members present at 8:30 a.m. were Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke. Supervisor Anita Martin was also in attendance. Staff members present were Staci Hoffman, Register of Deeds; Joe Strupp from Land and Water Conservation; and Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz from the Planning and Zoning Department. Members of the public attending via ZOOM included Nick Draskovich, Danielle Thompson, Dianne Owens, Sally Williams, Lauren Venes and Frankie Fuller.

3. Certification of Compliance with Open Meetings Law

Poulson verified that the meeting was held in compliance with Open Meetings.

4. Approval of the Agenda

No changes were proposed to the agenda, except to move to specific petitions to accommodate those in attendance at agenda item 16.

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)

Supervisor Martin, 261 Pinnacle Drive, Lake Mills asked about having approval of February 17, 2022 minutes on this agenda. Zangl explained that the minutes had been updated to include addresses of some of the participants at that meeting and names of people who had joined ZOOM late in the meeting. Martin suggested that it should have been listed as an amendment to the original approval.

6. Approval of February 17, March 28, April 14 and April 21 Meeting Minutes

Motion by Supervisors Foelker/Poulson to approve the February 17 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the March 28 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the April 14 minutes as presented. Motion passed 5-0.

7. Communications

There were no communications.

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

Hoffman reported that things were going well, but document recording is down. They are back to 2019 numbers.

9. **March Monthly Financial Report for Land Information Office-Matt Zangl**
No real change, it piggy-backs with Register of Deeds numbers.
10. **April Monthly Financial Report for Zoning – Matt Zangl**
We are seeing a lot of people at the counter and are taking in a lot of permits. We should be even with April 2021 numbers and look forward to May.
11. **Discussion on Solar Energy Facilities**
Zangl noted that the monthly meeting is this week. Crawfish River Solar has begun installing access points on County roads and has begun grading. Badger State Solar is amping up; they are finalizing financing with USDA loans. They are working on preliminary plans and have begun work with the Drainage Board on drainage and culvert accesses.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
The monthly meeting was last week. A large concrete pour is coming up in the next couple of weeks.
13. **Discussion and Possible Action on a Request by Pond Hill Dairy for an amendment to their Livestock Siting Agreement and Conditional Use CU1724-13. The proposal is on PIN 016-0514-2044-000 at N1014 Poeppel Road, Town of Koshkonong. This is in accordance with ATCP51 requirements.**
A roll call was taken, with Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke in attendance. Zangl explained the process and the reason for the amendment. Strupp further explained that the building proposed is to get animals under cover. Motion by Supervisors Nass/Poulson to approve the amendment request. A roll call vote was taken with Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke all voting in favor.
14. **Request by Nicholas and Lauren Venes to Replace an Existing Home at W626 Little Prairie Road at more than 100 feet from its existing location. The proposal is in the Town of Palmyra, on PIN 024-0516-2644-000.**
Zangl explained that the home replacement is proposed at 372 feet from the existing dwelling. A map was in the Committee's packet and was shown at this meeting. Motion by Supervisors Nass/Foelker to approve the request. Motion passed 5-0.
15. **Discussion and Possible Action on R4361A-21 for Jeffery and Rebecca Weber, PIN 014-0615-0441-000 for a 1.00 acre A-3 lot on Paradise Road in the Town of Jefferson. This petition was previously postponed on February 28, 2022.**
Zangl reminded the Committee of what has happened to date with this request, explaining previous proposals and providing the petitioners' letter of explanation. The Committee agreed that the most recent revision was the best compromise. Motion by Supervisors Nass/Foelker to approve the one-acre lot creation 100 feet north of the existing home lot. Motion passed 5-0.
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on April 21, 2022:**
PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

The Committee moved to R4401A-22 and R4402A-22, R4406A-22 and CU2114-22, and APPROVED WITH CONDITIONS R4401A-22 – Steven D Grant/SGRT Morgan LLC on a motion by Supervisors Jaeckel/Poulson to create a 1-ac building site north of N6779 Morgan Road, Town of Concord, from part of PINs 006-0716-1211-000 (30.4 ac) and 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The motion passed 5-0.

APPROVED WITH CONDITIONS R4402A-22 – Steven D Grant/SGRT Morgan LLC on a motion by Supervisors Jaeckel/Poulson to create a 1-ac building site south of N6747 Morgan Road, Town of Concord, from part of PIN 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The motion passed 5-0.

APPROVED WITH CONDITIONS R4406A-22 - Nick Draskovich/Larry & Lyn Tarnowski on a motion by Supervisors Foelker/Poulson & CU2114-22 on a motion by Supervisors Nass/Foelker to rezone approximately 1.601 ac of PIN 024-0516-1432-002 (3.6 ac) with conditional use to allow for storage of concrete contractor's equipment and materials. The site is at **N1424 Zion Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions passed 5-0.

POSTPONED ACTION ON R4407T-22 – Jefferson County on a motion by Supervisors Jaeckel/Poulson for a text amendment to the Jefferson County Zoning Ordinance defining “Agricultural Tourism.” Motion passed 5-0.

APPROVED WITH CONDITIONS R4400A-22 - Kathy Doering-Kilkenny on a motion by Supervisors Nass/Poulson & CU2113-22 on a motion by Supervisors Jaeckel/Foelker to rezone all of PIN 016-0514-3644-000 (1.5 ac) with conditional use to sanction an eating and drinking place in a proposed Business zone at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Both motions passed 5-0.

APPROVED WITH CONDITIONS R4403A-22 – Anfang Properties LLC on a motion by Supervisors Foelker/Jaeckel to create two new building sites, a 1.3-ac and a 1-acre lot near **N3981 Betschler Rd**, Town of Jefferson, from part of PIN 014-0615-1323-000 (37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONED ACTION ON R4404A-22 – Anfang Properties LLC on a motion by Supervisors Jaeckel/Poulson to create a new 2-ac building site west of **W1646 US Highway 18** from part of PINs 026-0616-0423-000 (13.268 ac) and 026-0616-0424-000 (27.404 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4405A-22 – Arnold Vandre on a motion by Supervisors Jaeckel/Foelker to create a 2.6-ac lot around the home and buildings at **N7548 Vandre Rd**, Town of Milford, from part of PIN 020-0814-3224-000 (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 R4399A-22 – Kyle Skalitzky on a motion by Supervisors Foelker/Nass to create a 3-ac lot around the home and buildings at **W8968 Kenny Ln**, Town of Waterloo from part of PIN 030-0813-1744-000 (38.859 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2115-22 – James G Reu on a motion by Supervisors Nass/Foelker for an agriculturally-related grain storage facility for up to 1,000,000 bushels per year in an A-1, Exclusive Agriculture zone. The site is at **W3020 Willing Rd**, Town of Hebron, on PIN 010-0615-3041-002 (36.023 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2117-22 – Donald C & Jean J Lenz Trust/Joyce J Takle Trust on a motion by Supervisors Poulson/Jaeckel for a request to have five dogs as household pets in an A-1, Exclusive Agricultural zone at **N7214 Stoney Creek Rd**. The site is in the Town of Lake Mills on PIN 018-0713-0522-000 (36.842 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

17. Possible Future Agenda Items

- A-2 Zone review
- Election of Officers

18. Upcoming Meeting Dates

May 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Nass will be absent

May 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 23, 8:30 a.m. – Decision Meeting in Courthouse Room 2020-Election of Officers

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

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

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

19. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:42 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.