

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

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, December 19, 2022
TIME: 8:30 a.m.
PLACE: **County Highway Department Committee Room, 1425 South Wisconsin Drive, Jefferson, WI**

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 Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

All Committee members except Supervisor Nass were present at 8:30 a.m. Also present were Matt Zangl, Brett Scherer, and Sarah Elsner from the Zoning Department. Other Jefferson County staff that were present included Ben Wehmeier, Blair Ward, and Staci Hoffman.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of the Agenda

The agenda was approved as presented.

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)

No public comment.

6. Approval of November 17, November 28, December 9 and December 15, 2022, Meeting Minutes

Motion by Supervisors Poulson/Foelker to approve minutes from the November 17th meeting. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve minutes from the November 28th meeting. Motion passed 4-0.

Motion by Supervisors Poulson/Foelker to approve minutes from the December 9th meeting. Motion passed 4-0.

The December 15th meeting minutes were not ready for approval.

7. Communications

None.

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

Hoffman explained that the last two months have been slow but overall, it has been a great year and they are still above budget for the year.

9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl explained that things have been slow, but not too bad.
10. **December Monthly Financial Report for Zoning – Matt Zangl**
Zangl explained that it has been slow, and the month of December is at half of where it was this time last year.
11. **Discussion on Solar Energy Facilities**
Zangl explained that the Crawfish project has been delayed due to workforce, material issues, and weather. They have also been working through issues with erosion, stormwater, and drainage ditch setbacks.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
Wehmeier informed the Committee that there was a challenge through the PSC from the Sierra Club on the approval of the WE Energies facility regarding the approval process. Ward explained that it was procedural and not necessarily an error in the decision or process. Construction for the facility does not need to be halted and the County does not support the decision to shut them down as it should be handled at the Court level.
13. **Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
Zangl did not have an update and explained that the Zoning Department is continuing to research and will be scheduling another meeting soon.
14. **Discussion and Possible Action on Zoning Ordinance Updates**
Zangl stated there was no update right now. Shoreland and zoning updates will be coming soon and there will be an update with mitigation strategies to hopefully act on for the January meeting.
15. **Discussion and Possible Action on modifying CU1634-2010 at N6111 Grey Fox Trail (PIN 006-0716-1534-002) owned by David Gust to increase the height of the extensive on-site storage structure from 20' to 26'.**
Zangl explained the request by explaining that the owners took a permit out in the past but never built the structure. They are now asking for an increase from 20' to 26' in height. Zangl questioned whether the increase would be ok to be approved through this decision meeting or if the Committee would require them to go through public hearing again for the request. Zangl also explained the wetland and floodplain is in the back of the property and away from the proposed structure. The location of the proposed structure has not changed from original location. Supervisors Poulson/Foelker motioned to approve the request as proposed. Motion passed 4-0.
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2022:**

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Jaeckel/Poulson to approve as presented. Motion passed 4-0.

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner: Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Poulson./Foelker to approve as presented. Motion passed 4-0.

R4450A-22 – Michael Sullivan/John Marks Property: Create a 1-ac new building site from part of PIN 012-0816-3611-000 (9.624 ac) on **Rockvale Rd**, Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Jaeckel/Poulson to approve as presented. Motion passed 4-0.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Poulson/Foelker to approve as presented. Motion passed 4-0.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O.** This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Jaeckel/Poulson to approve as presented. Motion passed 4-0.

CONDITIONAL USE PERMIT APPLICATION

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for an event facility as an eating and drinking place within a Community zone at **N2349 County Road D,** Town of Hebron on PIN 10-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

Motion by Supervisors Foelker/Poulson to approve as presented. Motion passed 4-0.

17. Possible Future Agenda Items

Discussion to keep solar and LNG updates on future agendas. Wehmeier also stated there would likely be another joint meeting for CAFOs towards the end of January.

18. Upcoming Meeting Dates

January 13, 2023, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
January 19, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr
January 30, 8:30 a.m. – Decision Meeting in Highway Department Committee Room, 1425 Wisconsin Dr
February 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
February 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr
February 27, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

19. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 9:04 am.

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.