

**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: January 31, 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--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-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 Supervisors Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**  
Supervisors Jaeckel, Poulson and Zastrow were present at 8:30 a.m. Supervisors Nass and Foelker were absent, with Foelker being excused. County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Planning and Zoning Director Matt Zangl were in attendance. Other Zoning staff members present were Sarah Elsner, Deb Magritz and Brett Scherer. Guests Sue Marx and George Purucker attended in person, and guests attending via Zoom were Danielle Thompson, Dianne Owens, Joan Callan and Frankie Fuller. Staff attending via Zoom were Assistant Corporation Counsel Yelena Zarwell and Supervisor Anita Martin.
3. **Certification of Compliance with Open Meetings Law**  
Poulson verified compliance with Open Meetings.
4. **Approval of the Agenda**  
No changes were proposed to 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)**  
Sue Marx expressed concerns with the proposed definition of "Ag Tourism," citing confusing words and meanings. She feels ag tourism should stay on a farm, and noted risks associated with animals, machinery and uneven surfaces.

Attorney Danielle Thompson spoke on behalf of the Owens/Elliott petition, stating that she believes the draft definition falls under her clients' application, specifically the references to marketing and diversification of farm-related activities including sale of agricultural goods. Their intent is to compliment the County's agricultural economy and listed examples. She added that the Town of Farmington is in favor of the Owens/Elliott petition, and the unique proposal best fits as agricultural tourism. The castle structure already exists and is not taking up any new space. She asked that the draft as proposed be used as a working definition allowing approval of the Owens/Elliott petition prior to formal amendment of the Zoning Ordinance.

Dianne Owens said that Attorney Thompson represents her thoughts and plans and presented them perfectly. Owens didn't need anything to what Thompson said.

**Supervisor Nass arrived at 8:32 a.m.**

6. **Approval of January 3, January 14 and January 20 Meeting Minutes**  
Motion by Supervisors Poulson/Jaeckel to approve the January 3 minutes as written. Motion passed 4-0.  
  
Motion by Supervisors Poulson/Zastrow to approve the January 14 minutes as written. Motion passed 4-0.  
  
Motion by Supervisor Nass/Jaeckel to approve the January 20 minutes as written. Motion passed 4-0.
7. **Communications**  
There were no communications.
8. **December Monthly Financial Report for Register of Deeds – Staci Hoffman**  
Hoffman reported that 2021 ended with at \$362,000 revenue surplus. She is working with Wehmeier to use some of the monies for back indexing which will become especially important with the Courthouse update. It was a great year for her office.
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl noted that there was nothing too surprising about Land Information’s revenues-the year ended well. Pretty status quo with no major changes.
10. **January Monthly Financial Report for Zoning – Matt Zangl**  
Zangl said that January 2022 started well but slowed in the middle of the month. Things picked up toward the end of January, and the Department ended with about \$19,000 in revenues.
11. **Discussion on Solar Energy Facilities**  
Badger State Solar is working through their funding at the Federal level, Zangl reported. Crawfish River Solar held a pre-construction meeting a couple of weeks ago. They have applied for a Zoning Permit for the arrays and grading. Groundbreaking is scheduled for early March 2022. Wehmeier added that we have received official notification from Alliant Energy that they have taken over the obligations of the joint development agreement from Ranger Power.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**  
Zangl noted that grading at the site is taking place right now, and a monthly construction meeting is coming up.
13. **Discussion and Possible Action on Agricultural Tourism Definition**  
Zangl and Ward have met to discuss creating this definition. Ward noted that he based his input on a definition of agricultural tourism in State Statutes for premises liability, and not specifically zoning. Committee members had questions for Marx and Ward.
14. **Discussion and Possible Action on Amending the Jefferson County Zoning Ordinance**  
Zangl reported that the subdivision and sign ordinances need to be amended, and that solar should be included as well. Motion by Supervisors Nass/Poulson to continue at this time with adoption of the ag tourism definition for inclusion in the Zoning Ordinance; motion passed 4-0. Nass suggested that all renewable energy be covered.
15. **Discussion and Possible Action on Reconfiguration of PINs 014-0614-2534-006 (owned by the James and Dianne Witte Trust and zoned A-1, Exclusive Agricultural) and 014-0614-2534-007 (owned by George H Purucker and Lisa L Rueth and zoned A-3, Agricultural/Rural Residential). The properties are in the Town of Jefferson near N2918 County Road N.**  
The Committee heard that Purucker/Rueth would like to enlarge their A-3 zoned area to include the shed immediately north of their lot line, and in return would transfer an area on the eastern side of their lot to Wittes’ A-1 zone because it is currently farmed. Motion by Supervisors Nass/Poulson to approve the request, conditioned upon approval and recording of a final certified survey map for the enlarged A-3 lot.
16. **Discussion and Possible Action on R3963A-17 for David Schroeder, presented in public hearing on April 24, 2017 and subsequently postponed for additional information from the petitioner regarding**

**consolidation of parcels of record. The request is on PIN 018-0713-3343-003, Town of Lake Mills on Hope Lake Road.**

Motion by Supervisors Nass/Poulson to approve this request with the 2017 conditions of approval, including filing of a "Notice of Zoning Limitations."

**17. Discussion and Possible Action on Petitions Presented in Public Hearing on January 20, 2022:**

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

**APPROVE WITH CONDITION** on a motion by Supervisors Nass/Zastrow to create a 2.42-ac lot around the existing home & buildings at **N8203 County Rd D**, Town of Watertown from part of PINs 032-0815-2331-000 (39.8 ac) and 032-0815-2334-000 (32.285 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4374A-22 – Alvin & Judith Gudenkauf LE

**APPROVE WITH CONDITIONS** on a motion by Supervisors Jaeckel/Poulson to create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4375A-22 – Lee Allen L Rickerman

**APPROVE WITH CONDITIONS** on a motion by Supervisors Jaeckel/Nass to create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4376A-22 – Lee Allen L Rickerman

**APPROVE WITH CONDITIONS** on a motion by Supervisors Nass/Zastrow to allow a 2,592 square foot, 26 feet high extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2304 Banker Rd**. This is requested on PIN 014-0614-2821-002 (1.22 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2104-22 – Joy & Tom Levake

**APPROVE WITH CONDITIONS** on a motion by Supervisors Jaeckel/Poulson to allow a 2,592 square foot extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2973 Bauer Ln**. This is requested on PIN 014-0614-2532-007 (1.654 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2105-22 – Anthony Zuelsdorf

**APPROVE WITH CONDITIONS** on a motion by Supervisors Nass/Zastrow to allow up to seven dogs as household pets in an A-3, Agricultura/Rural Residential zone at **N5611 County Road A**, Town of Lake Mills. This is requested on PIN 018-0713-2712-002 (3.43 ac) and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2106-22 – Jessica L Kelderman

**18. Possible Future Agenda Items**

**19. Upcoming Meeting Dates**

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

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

**February 28, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

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

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

**March 28, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

**May 23**

**December 19**

**20. Adjourn**

**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.*