

**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:** August 29, 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)**

Supervisor Nass was absent at 8:30; all other Committee members were present. Staff members present were Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer of the Zoning Department. Corporation Counsel Blair Ward joined the meeting later. Supervisor Joan Fitzgerald, Supervisor Anita Martin, Janet Sayre Hoeft, Tom Benz, Dianne Owens, Attorney Kathy Gutenkunst, Diana Pasono, Patricia Strobusch and Dave Staude were in attendance. Joining via ZOOM were Supervisor Amy Rinard, Frankie Fuller, Paul Elliott, and Sarana Stolar.

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

Supervisor Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

No changes were proposed to the agenda.

Supervisor Nass arrived at 8:37 a.m.

**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)**

Diana Pasano spoke about several issues she has with the WE Energies Ixonia Liquified Natural Gas project.

Supervisor Martin asked for the changes proposed in agenda item 14 to be explained. She also wanted to share concerns that constituents had about access for the proposed multi-family project being acted upon, CU2130-22-Fred Wayne.

**6. Approval of July 21, July 25, August 12 and August 18 Meeting Minutes**

Motion by Supervisors Foelker/Poulson to approve the July 21 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Nass to approval the July 25 minutes as presented. Motion passed 5-0.

Motion by Supervisors Nass/Foelker to approve the August 12 minutes as presented. Motion passed 5-0.

The August 18 public hearing minutes were not yet ready for review.

**7. Approval of July 20, 2022 Meeting Minutes of Joint Committees (Board of Health, Executive Committee, Land and Water Conservation, Planning and Zoning and Solid Waste)**

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

**8. Communications**

**a. Complaint re: N8367 County Road E Owned by Juan Esquivel Garcia and Juana Esquivel**

Zangl reported that we've reached out to the owner. This is not the first time a complaint has been received, and in the past, the owner has been responsive to our concerns.

Information regarding the Joint Committee meeting on CAFOs will be on the agenda in October.

**9. July Monthly Financial Report for Register of Deeds – Staci Hoffman**

Hoffman was not at the meeting, but she'd shared with Supervisor Jaeckel that her office is doing well and is ahead of schedule as far as her revenues are concerned.

**10. July Monthly Financial Report for Land Information Office-Matt Zangl**

Zangl noted again that the Land Information report mirrors Register of Deeds; retained fees for Land Information look good, and everything else remains about the same.

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

Zoning revenues are staying about even with last year's, Zangl reported.

**12. Discussion on Solar Energy Facilities**

Zangl was given a tour of the Crawfish River Solar site recently. They have experienced delays in getting supplies, but their grading is going well.

**13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**

Zangl commented that, as previously heard in the meeting, the facility is half built and is continuing forward.

**14. Discussion and Possible Action on Updating the Private Onsite Wastewater Treatment System Ordinance**

Zangl noted that there are minor changes proposed, stemming from an audit by the Wisconsin Department of Safety and Professional Services. He explained each of the changes. Motion by Supervisors Nass/Poulson to approve the proposal. Motion passed, 5-0.

**15. Discussion and Possible Action on Allowing Shipping Containers on Residential Properties**

Zangl explained the issue. The Committee discussed the positives and negatives. Motion by Supervisors Nass/Jaeckel to treat shipping containers as any other structure.

Corporation Counsel Blair Ward arrived during the above discussion.

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

**16. Discussion and Possible Action on Petitions Presented in Public Hearing on August 18, 2022:**

**APPROVE WITH CONDITIONS** R4420A-22 for Dane Hartwig on a motion by Supervisors Nass/Poulson to create a 2-ac building site on **Switzke Rd** from part of PIN 008-0715-2911-001 (39.836 ac) in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4421A-22 for Brian & Jennifer Statz on a motion by Supervisors Nass/Poulson to create two, 1-acre building sites on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac), This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4422A-22 for Brian & Jennifer Statz on a motion by Supervisors Nass/Poulson to rezone a 2-ac farm consolidation lot with home & buildings at **N6744 Saucer Dr**, Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4423A-22 for Christy Strobel (CDS Investments LLC) on a motion by Supervisors Jaeckel/Nass to create a 1.84-ac lot around the home & buildings at **W3857 Krenz Rd**, Town of Farmington from PIN 008-0715-2812-001 (22.5 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4424A-22 for Dennis Adsit on a motion by Supervisors Jaeckel/Richardson to create a 3.5-ac lot with an existing home at **N269 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-3532-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4425A-22 for Dennis Adsit on a motion by Supervisors Poulson/Foelker to create a 4.1-ac lot around the existing home at N249 **Tamarack Rd**, Town of Palmyra from PIN 024-0516-3532-002 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4426A-22 for Scott & Jennifer Hussinger on a motion by Supervisors Foelker/Richardson to rezone to create a 1-ac building site on Rome Oak Hill Rd, Town of Sullivan from part of PIN 026-0616-2822-002 (26.813 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2130-22 for Fred Wayne on a motion by Supervisors Foelker/Poulson for conditional use to allow for multiple dwelling unit structures (one four-plex OR two duplexes) on an R-1 zone at **W8042 County Road B**, Town of Lake Mills on PIN 018-0713-0233-029 (1.401 ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2131-22 for Jeremy Porter on a motion by Supervisors Nass/Poulson for conditional use to add an amusement/recreation facility (indoor golf) to the existing bowling alley at **W9534 US Highway 12** in the Town of Oakland. The site is on PIN 022-0613-0731-003 (1.275 ac) in a Business zone. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2058-20 for Paul Elliot & Dianne Owens on a motion by Supervisors Richardson/Nass for conditional use to allow for agricultural tourism; motion passed 4-1. Approve a wine tasting room on a motion by Supervisors Nass/Foelker; motion passed 5-0. Approve retail sales of agricultural related items not grown on the premises on a motion by Supervisors Nass/Richardson; motion passed 5-0. Deny banquet hall/conference center/event facility in a pre-1970 barn on a motion by Supervisors Jaeckel/Foelker; motion passed 5-0. These uses were all for a property in an approved A-2 zone at **N7040 Saucer Dr**, Town of Farmington on PIN 008-0715-0232-001 (2.002 ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

**September 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 202-Poulson will be absent**

**October 14, 8:00 a.m. – Site Inspections Beginning at Highway Dept-Richardson will be absent**

**October 20, 7:00 p.m. – Public Hearing in Highway Dept Training Room**

**October 31, 8:30 a.m. – Decision Meeting at Highway Dept**

**19. Adjourn**

Motion by Supervisors Nass/Richardson to adjourn the meeting. Motion carried 5-0, and the meeting adjourned at 10:04 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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.*