

**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: September 26, 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-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 Supervisor Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present were Supervisors Jaeckel, Nass and Richardson. Staff members in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, and Zoning Staff Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer. Guests attending in person were Susan Jaske, Bud Jaske, Pauline Jaske, Jennifer Zierer and Renee Bowerman. Guests attending via ZOOM included Michael VanKleunen, Meg Turville-Heitz and Greg Wellach.

3. Certification of Compliance with Open Meetings Law

Wehmeier verified compliance with Open Meetings Law.

4. Approval of the Agenda

No changes were proposed.

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 August 18, August 29, September 9 and September 15 Meeting Minutes

The August 18 and September 15 minutes were not available for review.

Motion by Supervisors Richardson/Jaeckel to approve the August 29 minutes as presented. Motion passed 3-0.

Motion by Supervisors Richardson/Jaeckel to approve the September 9 minutes as presented. Motion passed 3-0.

7. Communications

There were no communications.

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

Hoffman reported that August was an awesome month in the collection of transfer fees. Other than that, her office is getting ready for the move out of the Courthouse to a new location.

9. August Monthly Financial Report for Land Information Office-Matt Zangl

Zangl noted that the Land Information Office fees piggyback with Register of Deeds. The retained fee revenues will be utilized for future projects.

10. September Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that revenues slowed down mid-month, though there was a \$3,000 permit fee submitted for a new cell tower. There may be more new cell towers because there have been a lot of inquiries.

11. Discussion on Solar Energy Facilities

Badger State Solar work has been officially delayed due to design issues and getting equipment with supply chain concerns. June 2023 is the new target date for construction start.

Crawfish Solar remains on track, though there are supply chain issues with this project as well.

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

Zangl said that the structure is halfway to its final height on the outer shell.

13. Discussion and Possible Action on Permit Conditions for CU2058-20, Paul Elliott and Diane Owens, Town of Farmington on PIN 008-0715-0232-001

Corporation Blair Ward joined the meeting. Zangl explained that a draft of the final decision was sent out last week for review. Ward noted that one condition the owners had questions about involved their putting the property into a trust. The attorney for the owners, Michael Van Kleunen, clarified the owners' intent. There was discussion, and ultimately a suggestion to delete paragraph 10 and substitute new wording. It was also established that Paragraph 9 would include notification to adjacent landowners 14 days prior to annual review. Motion by Supervisors Nass/Richardson to approve as discussed. Motion passed 3-0.

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

14. Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2022:

The Committee moved to R4434A-22 to accommodate guests in attendance.

POSTPONE FOR REDESIGN R4434A-22 – Susan Jaske on a motion by Supervisors Nass/Richardson to create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.**

The Committee then moved to CU2063-22 and CU2062-22

APPROVE WITH CONDITIONS CU2063-22 – We Energies/Town of Ixonia Property on a motion by Supervisors Jaeckel/Richardson to grant conditional use for a gas regulator station at the **intersection of State Rd 16 & River Valley Rd**, on PIN 012-0816-2244-000 (33.781 ac) in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS CU2062-22 – Town of Ixonia on a motion by Supervisors Nass/Richardson to grant conditional use for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the **intersection of State Rd 16 and River Valley Rd** in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4428A-22 – Dean Kincaid Inc. on a motion by Supervisors Nass/Richardson to rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4429A-22 & CU2059-22 – Dean Kincaid Inc on a motion by Supervisors Nass/Richardson to both create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra and grant a conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4430A-22 & CU2060 – Dean Kincaid Inc on a motion by Supervisors Nass/Jaeckel to both create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra and grant a conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4431A-22 – William & Diana Thomas on a motion by Supervisors Jaeckel/Richardson to rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscrabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4432A-22 – Brian & Natalie Walters on a motion by Supervisors Jaeckel/Nass to rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscrabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties on a motion by Supervisors Jaeckel/Nass to rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4435A-22 – Theodore Mueller on a motion by Supervisors Nass/Richardson to create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4436A-22 – William Stroupe on a motion by Supervisors Nass/Jaeckel to create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on

PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4437A-22 – James & Steven Messmer on a motion by Supervisors Richardson/Jaeckel to rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4438A-22 – John Kutz/Thomas & Susan Pelloni Property on a motion by Supervisors Nass/Jaeckel to create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) **near W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS R4439A-22, R4440A-22 & CU2061-22 – Ryan Foust on motions by Supervisors Nass/Richardson to create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit. Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE WITH CONDITIONS CU2064-22 – Gary Liedke/Verna Ruhs & Corinne Plachetta Property on a motion by Supervisors Nass/Richardson to grant a CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

POSTPONE CU2065-22 – Robert Parnell on a motion by Supervisors Jaeckel/Richardson for a CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord. Motion passed 3-0.

POSTPONE CU2066-22 – Heidi & Andrew Deuster for a CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. The petitioners did not appear at public hearing.

APPROVE WITH CONDITIONS CU2067-22 – Gene Sheedy/Sheedy Trust Property on a motion by Supervisors Richardson/Jaeckel to grant a CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-0516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

POSTPONE CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property on a motion by Supervisors Nass/Richardson for CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVE R4427T-22 – Jefferson County Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program. Motion by Supervisors Nass/Richardson to approve, and the motion passed 3-0.

APPROVE R4441T-22 – Jefferson County: Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan). Motion by Supervisors Nass/Richardson to approve, and the motion passed 3-0.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

October 14, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department (meeting was begun at 222 Wisconsin Drive, Jefferson, WI, and Richardson was absent and excused.)

October 20, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room

October 31, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department

November 11, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department

November 17, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room

November 28, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department

17. Adjourn

Motion by Supervisors Nass/Jaeckel to adjourn the meeting. Motion passed, and the meeting adjourned at 9:40 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.