

**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: October 31, 2022
TIME: 8:30 a.m.
PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, 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)

Supervisors Jaeckel, Foelker, Poulson were present in person. Supervisor Richardson was attending via Zoom. Supervisor Nass was absent and excused.

Staff members present included Supervisor Anita Martin; County Administrator Ben Wehmeier; Corporation Counsel Blair Ward; Zoning Department Staff Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz; Land and Water Conservation Staff Patricia Cicero, Joe Strupp, and Dave Hoffman.

Staff member Elizabeth Chilsen was attending via Zoom, as were guests Sue Dettmann, Kim Naber and Katy Katzman.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 4-0.

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 addressed the assembly about a potential composting ordinance, or conditional use conditions for compost stored outside.

Supervisor Nass arrived at 8:37 a.m.

6. **Approval of August 18, September 15, September 26, October 14 and October 20 Meeting Minutes**
Motion by Supervisors Poulson/Foelker to approve the August 18 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the September 15 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the September 26 minutes as presented. Motion passed 5-0.

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

Motion by Supervisors Poulson/Foelker to approve the October 20 minutes as presented. Motion passed 5-0.
7. **Communications**
A letter from Vic Karaliunas was read into the record.
8. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that recording numbers have slowed.
9. **September Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl echoed that retained fees are also slower.
10. **October Monthly Financial Report for Zoning – Matt Zangl**
Zangl explained that revenues are nearly even, within \$1,000 of 2021 revenues at this point in time. This is due in part to fees collected from new cell towers.
11. **Discussion on Solar Energy Facilities**
The Crawfish River Solar project has been pushed back to early 2023.

The Badger State Solar project has also been pushed back due to funding and supply issues.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
Zangl reported that he had toured the construction site. last week, and it is almost at full height. Buildings have been started, and seeding is being done.
13. **Discussion and Possible Action on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
Wehmeier began by explaining the history of this topic in Jefferson County. A handout was displayed, and it was noted that the subject matter has been reviewed by five different Committees. The thirteen topic areas suggested by the public and County Board were reviewed by Wehmeier. In reply, Nass commented that the Zoning Department could provide notification of conditional uses for CAFOs to a wider area of property owners. Zangl responded that the Department already goes above and beyond state requirements, but he doesn't see a problem in expanding that radius. He did go on to say that each ordinance will have an impact on the Zoning Department. Further discussion centered around nuisances vs. right-to-farm. Supervisor Martin spoke about storm water control issues. Cicero offered that a groundwater study will be undertaken, working with UW-Stevens Point to develop a baseline for groundwater quality. The program is voluntary, randomized, and data will not be linked to a specific property. Eight hundred wells will be sampled over the next two years. The discussion moved back to Zangl doing a comparison of Department costs regarding changing notice requirements and bringing back the results for Committee review. Zangl suggested that clarification is needed for definition of several points.

14. **Discussion and Possible Action on a Resolution Authorizing a Contract with Pictometry International Corp. for Oblique and Aerial Imagery in 2023**
Zangl explained. He recommended that aerial flight and air photos be authorized with Pictometry International Corporation, with the cost covered by retained fees, a grant and cooperation with other municipalities. Motion by Supervisors Nass/Foelker to move this resolution to County Board. Motion passed 5-0.

15. **Discussion and Possible Action on Renewal of a Salvage Yard License for Mark Nuchell, at W1459 US Highway 18 on PIN 026-0616-0413-002, Town of Sullivan**
Zangl explained and noted that this was the only salvage yard not previously approved. Motion by Supervisors Nass/Foelker to approve the renewal, conditioned upon issuance of the necessary Zoning and Land Use Permit.

16. **Discussion and Possible Action on a Request by Gallitz Grading for Installation of a Holding Tank to Serve a Workshop Owned by James and Melissa Thoma near W3081 Bakertown Road, PIN 008-0715-3512-002 in the Town of Farmington**
Zangl explained what was being proposed in this situation. The plumber's letter had been previously distributed to Committee members. The Committee determined that due to its limited use and site characteristics of the property, the waiver of holding tank restrictions could be granted. Motion by Supervisors Nass/Foelker to grant the holding tank waiver, and the motion passed 5-0.

17. **Discussion and Possible Action on a Change to CU1842-15, Granted to Raymond Ross and Now Owned by JR Safe Storage LLC/Brian McClaren. The site is at N8466 North Rd, Town of Ixonia, on PIN 012-0816-2222-002.**
Committee members had received information on this proposal in their packets. After discussion, there was a motion by Supervisors Nass/Foelker to approve the request of JR Safe Storage LLC/Brian McClaren for the above noted property. Motion passed 5-0.

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

18. Discussion and Possible Action on Petitions Presented in Public Hearing on October 20, 2022: APPROVED WITH CONDITIONS R4442A-22 – James & Karen Larson on a motion by Supervisors Foelker/Poulson to rezone PIN 026-0616-2511-001 (1.422 ac) to create a new building site at the intersection of **Northey Rd & County Rd Z** 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 R4443A-22 – Cheryl Jarrett on a motion by Supervisors Nass/Foelker to create a 1.75-ac building site from part of PIN 018-0713-2643-001 (24.471 ac) along **Conservation Road**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4444A-22 – Cheryl Jarrett on a motion by Supervisors to create a 2.22-ac Natural Resource zone from part of PIN 018-0713-2643-001 (24.471 ac) adjacent to a proposed building site on **Conservation Rd**, Town of Lake Mills. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2069-22 – Lindsey Kjendlie on a motion by Supervisors Nass/Poulson for a conditional use to modify CU1294-07 and CU1592-09 to allow daycare and boarding of up to 40 dogs under new ownership at **N4936 Popp Rd**, Town of Aztalan. The site is on PIN 002-0714-3433-000 (2.812 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2070-22 – Justin Thiede on a motion by Supervisors Nass/Foelker for conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **N2811 Monarch Ln**, Town

of Koshkonong, on PIN 016-0614-3113-000 (15.63 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2071-22 – Andrew Bauer on a motion by Supervisors Nass/Jaeckel for conditional use to modify CU1494-08 and allow a kennel for up to 30 dogs; 20 owned by the Bauers with potential for 10 more boarded at **W2193 Staude Rd** on PIN 026-0616-0744-000 (1.639 ac). The Town of Sullivan property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

November 11, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson

November 17, 7:00 p.m. – Public Hearing at Highway Department Training Room, 1425 S Wisconsin Dr,

Jefferson-Supervisor Nass will be absent.

November 28, 8:30 a.m. – Decision Meeting at Highway Department Training Room, 1425 S Wisconsin Dr,

December 9, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson

December 15, 7:00 p.m. – Public Hearing at Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson

???????, 8:30 a.m. – Decision Meeting at Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson

21. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:59 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.*