

**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, January 30, 2023
TIME: 8:30 a.m.
PLACE: County Highway Department Committee Room, 1425 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 Supervisor Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisor Poulson was absent, but all other Committee members were present at 8:30. Also present were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, and Audrey McGraw. Zoning Department staff members present were Matt Zangl, Sarah Higgins, Brett Scherer and Deb Magritz. Attending via Zoom were Brian Udovich and Susan Bence.

3. Certification of Compliance with Open Meetings Law

Zangl verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisor Nass/Richardson to approve 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)

There was no public comment.

6. Approval of December 15 & December 19 2022, and January 13 & January 19, 2023 Meeting Minutes

Motion by Supervisors Nass/Foelker to approve the December 15 minutes. Motion passed 4-0.

Motion by Supervisors Nass/Foelker to approve the December 19 minutes. Motion passed 4-0.

Motion by Supervisors Nass/Richardson to approve the January 13 minutes. Motion passed 4-0.

Motion by Supervisors Foelker/Richardson to approve the January 19 minutes. Motion passed 4-0.

7. Communications

There were no communications.

8. **December Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman stated that December had been a very slow month, but that the office had still surpassed its budget by a lot. She added that so far in January only 644 documents had been recorded-a record low.
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl reminded the Committee that the Land Information revenues piggybacks off Register of Deeds and is also slower.
10. **January Monthly Financial Report for Zoning – Matt Zangl**
Zangl reported that this has been one of the slowest January for revenues as well. To date revenues are around \$7,000; January 2022 revenues were around \$18,000. As the Committee sees from public hearings, rezoning and conditional use numbers are down.
11. **Discussion on Solar Energy Facilities**
Badger State Solar is still in the planning process. DATCP has approved the layout for drainage ditches. Crawfish Solar progress has slowed down considerably. Their major laydown area is being moved from County Road J to County Road G. They have experienced fencing and setback issues from drainage ditches and are working with the Drainage Board to resolve them.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
Zangl said that the top has been put on the outer tank and the inner tank will be built next. The Sierra Club’s action was briefly explained by Wehmeier, who added that the judge’s order allows construction to continue.
13. **Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
There was no update currently, though a joint meeting on the topic is to follow.
14. **Discussion and Possible Action on Zoning Ordinance Updates**
Work is being done on shoreland ordinance updates and solar development ordinance creation. Wehmeier added information on joint development agreement requirements.
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on January 19, 2023:**

FROM A-T, AG TRANSITIONAL TO RESIDENTIAL R-1

APPROVE WITH CONDITIONS R4453A-23 – C Blair & Tracy Kransberger/BKTK Properties LLC on a motion by Supervisors Nass/Richardson to rezone a part of PIN 028-0513-1943-057 (4.005 Ac) and create two, 0.46 acre residential lots on **Olson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

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

APPROVE WITH CONDITIONS R4454A-23 – Douglas Lunde on a motion by Supervisors Nass/Foelker to rezone 1.54 ac of PIN 006-0716-0141-000 (35.934) and create a lot around the home at **N7055 Morgan Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4455A-23 – Scott M Kowalski on a motion by Supervisors Nass/Foelker to create a 1.17-ac new building site from part of PIN 016-0514-3641-001 (40.455 ac) along **Old Hwy 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4456A-23 – Megan Plucinski/James & Lori Christensen Property on a motion by Supervisors Nass/Foelker to create a 5-ac lot around the home and farm buildings at **W2290 State Road 106**, Town of Sullivan, from PIN 026-0616-3143-000 (23.99 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

CONDITIONAL USE PERMIT

APPROVE WITH CONDITIONS CU2076-23 – Laura Johnson on a motion by Supervisors Nass/Foelker to allow a conditional home occupation for the purchase, sale, and repair of firearms in an A-3, Ag/Rural Residential zone at **W1230 County Rd CW**, Town of Ixonia, on PIN 012-0816-0322-001 (0.53 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

February 10, 2023, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
(Jaeckel will be absent)

February 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr

February 27, 8:30 a.m. – Decision Meeting in Highway Department Committee Room, 1425 Wisconsin Dr

March 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

March 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr

March 27, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

(Richardson will be absent)

18. Adjourn

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